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# HOUSING CONDITIONS IN PHILADELPHIA

An Investigation Made

BY

EMILY W. DINWIDDIE

Under the Direction of a Committee of

THE OCTAVIA HILL ASSOCIATION

PHILADELPHIA

1904











Row of Houses Facing on Alley, Width Varies from 3 Feet 2 Inches to 3 Feet 11 $\frac{1}{2}$  Inches.

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## PREFACE

The following report gives the results of an investigation conducted by a special committee of the Octavia Hill Association. Its object is to present, in reliable form, facts concerning living conditions in congested districts in Philadelphia, with which the Association's work, both as landlord and agent, during the last eight years, has brought it into close contact, and being neighbor to which has made this work often very perplexing. It has been difficult and expensive to maintain standards of health and living when the agent of the house next door has practically no public sentiment and is keenly alive only to the immediate need of his bank account.

Although the Association realizes that the financial side of the question is of first importance, it argues from its own experience that good conditions and watchful supervision, while sometimes reducing the returns during the early period of improvement, materially increase the net returns during a period of longer duration.

The Association has improved and is managing properties of the various types for which it hopes better conditions may be brought about. In taking new properties either as manager or owner, its primal requirements are as few as possible. Underdrainage, clean cellars, tight roofs, water and toilet accommodations, suitable in kind and quality, seem to it essential. It has bought and repaired several properties which were truly "unfit for human habitation" and yet in these first years, which are reasonably expected to be the most expensive, it has paid 4 per cent. dividends continuously on its capital stock and has started a reserve fund.

In considering measures to improve conditions in these districts the committee has drawn from the practical experience of the members of the Association in their house-to-house visiting, as well as from the results of the conscientious and detailed investigation which it now submits. It has borne in mind, in the suggestions which are made for the better protection of tenement dwellers, the variety of houses used for dwellings of three families or more and has made these suggestions mild to avoid injustice to small owners. There are the large, high-ceilinged, long-entried old houses of our influential citizens, one hundred years ago, to be placed under the same regulations as little three-roomed houses, with dark, winding stairs and no private passageway on the ground floor.

The question is not the construction of new tenement houses, but the better control of old buildings adapted to a new use. For the former there is in force as good a law as is possible, one which is quoted by other cities as "one of the best." It was framed before the Association was in existence and the present President of the Board of Directors of the Association was one of its most active promoters.

There are no laws nor regulations governing the adaptation of old buildings if the alterations are so trifling as to require no building permit. No city official enters them except on complaint of nuisance of some sort and they are subject only to such laws as govern private dwellings.

The monograph which follows supplies a body of information in regard to the housing problems of the city which should be a safe guide to immediate remedy of the more pressing evils and a basis for work in the future.

The facts presented by Miss Dinwiddie were collected in an investigation of typical districts in different sections of the city. The work was begun September 22d, 1903, after the previous training of the investigator in the New York Tenement House Department and was carried on for nearly a year.

The districts for inspection were selected some distance apart and among different nationalities, in order to be fairly representative of the poorer parts of the city. The first was the block bounded by Carpenter and Christian and Eighth and Ninth streets. The second comprised the parts of North American and New Market lying between Vine and Callowhill streets. The third extended from Sixteenth to Eighteenth and from Lombard to Rodman streets.

In all, 600 houses were inspected from roof to cellar. For each house was filled out a house card and for each family an apartment card. Fac-similes of these schedules will be found in the appendix.

In addition to the independent inspection, an opportunity was given, through the courtesy of the officials of the Bureaus of Health and of Building Inspection, to visit a considerable number of houses with the city inspectors, as well as to see the office organization of the two bureaus and gain some acquaintance with their methods.

The Director of the Department of Public Health and Charities very kindly furnished a letter stating that the inspection had the sanction of his department, but in only a few instances was it necessary to use this, the co-operation of the occupants of the houses as a rule being readily obtained. Thanks are due to Dr. Edward Martin, director of the Department of Public Health and Charities, Mr. Robert C. Hill, chief of the Bureau of Building Inspection and other workers in both

departments, for cordial co-operation and assistance. Mr. Lawrence Veiller, former Deputy Commissioner of the New York Tenement House Department has given valuable aid in the preparation of the schedules and throughout the course of the work. The Pennsylvania Fire Insurance Company very kindly allowed the use of its maps. To these and others who forwarded the work of the investigation, grateful acknowledgment is made of indebtedness for help generously given.

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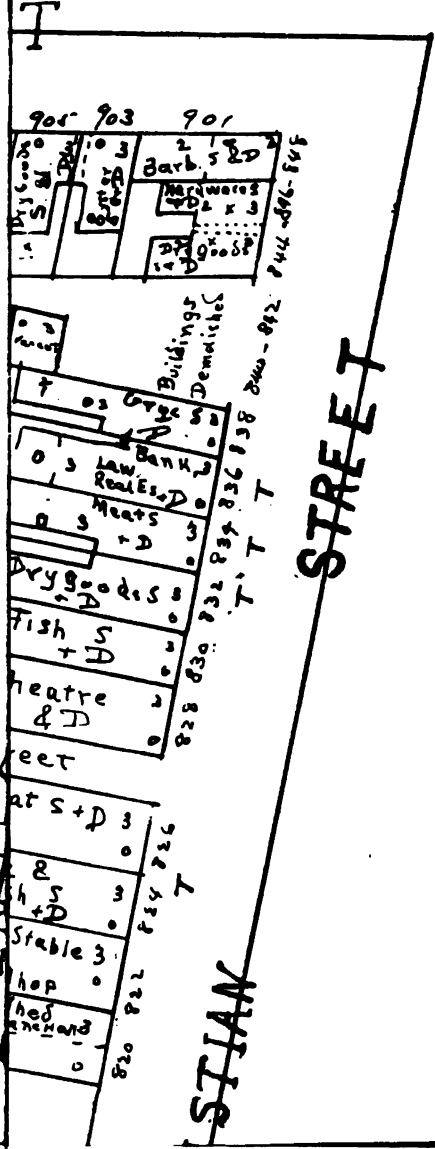
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OCTAVIA HILL ASSOCIATION,  
510 South Seventh Street,  
PHILADELPHIA.

~~APPENDIX~~

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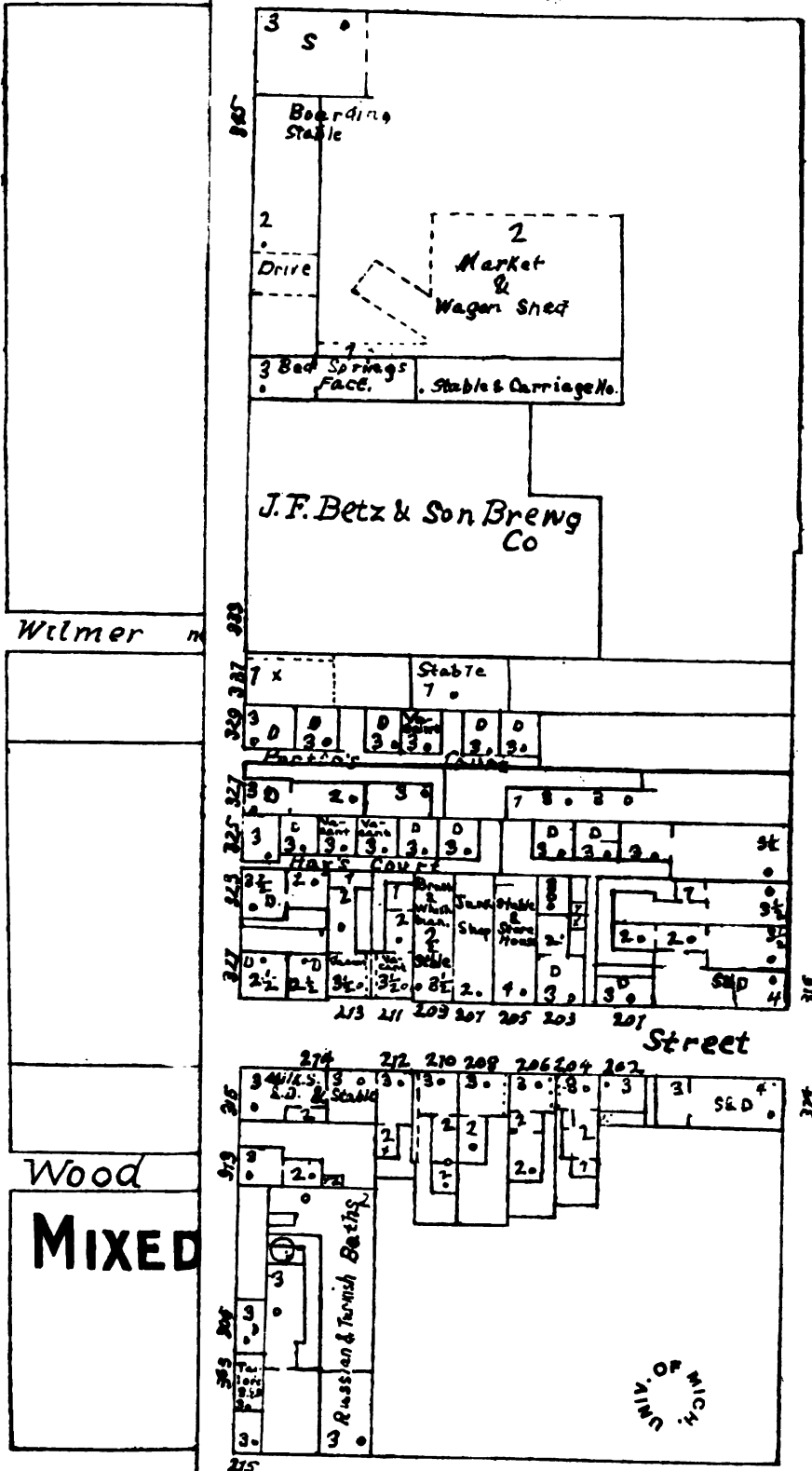
**STREET**





Collins

Street



Vine

Street





*St. Eighteenth*

Street 20

5th Street

1622/1620 1618 1616 1614 1610 1608 1606 1604 1602 1600

1746

Barb's Express

Dairy

Grocery

Tailor's

Barber

1622/1620 1618 1616 1614 1610 1608 1606 1604 1602 1600

Hotel

Cigar

Pharmacy

Restaurant

Barber

Drug

WIC  
DIV. OF



## I. GENERAL STATEMENT

### Outline of Housing Situation

The selfishness which refuses to be its brother's keeper brings its punishment with especial swiftness in such a city as Philadelphia, where wretched, unhealthful alleys are found near the business streets or just back of handsome residences, as well as in the so-called slums. The points of contact are many—the man or woman who jostles one in the street car may have come straight from the tenement or alley house concerning the disease-breeding condition of which the polite world prefers to be ignorant. Mere enlightened self-interest should furnish sufficient motive for effort to maintain in all parts of the city conditions required for decency and health. The contagion of disease and vice fostered in the neglected districts spreads to the remotest sections.

The city prides itself upon the rows of workingmen's cottages, the absence of the "dumbbell" tenement house, the low buildings, the consequent small density of the population per acre, and the comparative freedom from evils of insufficient light and ventilation. These points of superiority are not to be under-rated, yet they do not furnish a ground for the comfortable feeling that all is thoroughly healthful and satisfactory and that there is nothing to be done. A community may be free from the special evils of other cities and yet have a housing problem of great seriousness. London, for example, is supposed to have the worst conditions in Europe, yet it is without a tenement house problem in the sense in which New York knows it, the situation there being in many ways strikingly similar to that in Philadelphia.

The complacency which prevails here is dangerous; and the conditions are generally unknown. Those who discuss Philadelphia's housing problems are often met by the surprised exclamation, "I thought Philadelphia had no bad conditions; that it was a city of homes." Yet the intricate network of courts and alleys with which the interior of the blocks are covered is a conspicuous feature, and also the crowding together of the houses so closely that a large proportion have no open space at the rear or side, all light and air coming from the front windows opening on the narrow court, so that ventilation through the house is impossible. In many of the courts there is only surface drainage, slops are thrown out into a gutter, and if the alley is not properly paved and graded, as is frequently the case, the foul water remains in stagnant pools before the houses.

Often there are stables among the dwellings and the tenants must go over or around the manure pits into which the refuse from these is thrown. There are a few large tenements, nearly all of which were built before the passage of the Tenement House Act of 1895, and are of bad types, but far more important are the numbers of smaller houses, not built for tenements, and not containing accommodations adequate for more than one family, which are occupied by three, four, five, six or more separate households.

The "furnished room" house forms an objectionable class partially co-extensive with the tenement, which latter is defined by law as a building occupied by "three or more families living independently of each other and doing their cooking upon the premises." In some cases the furnished room houses come under this definition, in others the families do not keep house with any regularity. The tenants of the furnished apartments in the districts investigated, as a rule, belong to the lowest class. The houses are dirty and dilapidated, and often thoroughly disreputable. The furniture frequently consists of almost nothing except the beds and bedding, the latter often in a filthy condition.

Overcrowding of living rooms is a serious evil in both tenement and furnished room houses as well as in many small dwellings where lodgers are taken. Miserably inadequate water supply and sanitary accommodations are a frequent grievance; a single hydrant as the supply for ten houses was found in more than one instance. Other evils found, are broken and defective plumbing of antiquated type; only surface drainage; bad repair of buildings; insanitary cellars; yards piled up with rubbish; animals of various kinds kept on the same premises with dwellings or actually within the houses.

**Principal  
Features  
of  
Districts**

The first district investigated was in the heart of the Italian quarter, where the black-eyed children, rolling and tumbling together, the gaily colored dresses of the women and the crowds of street venders, all give the neighborhood a wholly foreign appearance. Goats wandering the streets are a conspicuous feature, and rag pickers may be seen at their work in many of the alleys. In this block also is the Italian marionette theatre, which is attended nightly by crowds of the men and boys of Little Italy.

The district offers a wide range of conditions. On the outside of the block are business streets with dwellings back of and above the shops. A residence street cuts across the middle from east to west, and courts and alleys lead to rear houses, while in the interior of the block are large stables. The buildings are of various types, from

overcrowded and dilapidated tenements and miserable alley houses to comfortable dwellings, equipped with modern conveniences and occupied by single families.

The second district is tenanted by a mixed population of Russian and Austro-Hungarian Jews and Christians, Germans, Poles, Irish and Americans. Huge breweries and stables stand out conspicuously. There are some fairly large tenement houses, but the greater number of buildings are small alley dwellings, many very old and some in so dilapidated a condition as to be unfit for habitation.

The third district lies in the colored neighborhood. This section has greatly changed in character within the past seven years. The preponderance of colored over white has increased in marked degree since 1897 and 1898 when the material for the "Philadelphia Negro" was gathered. It is evident that the colored people are being crowded westward by the influx of Russian Jews on their eastern boundary.

Except on Lombard street this district presents to the ordinary observer less striking features than either of the other two. On some of the streets there are long rows of one-family houses, on others are mingled shops and dwellings, including some good residences. The proportion of tenement and rear houses is less in this neighborhood than in the others investigated; the furnished room houses, however, are found in greater numbers, all but one of those visited being here. There are a number of interior living rooms without direct communication with the outer air, a condition for which there seems no excuse in Philadelphia. Old and foul privy vaults in place of modern toilet accommodations are found in striking numbers.

In addition to the investigation of the three districts just described, a small special study of alley conditions in different parts of the city was made. The court dwellings thus inspected presented the same features as those in the larger districts, showing that insanitary conditions are not confined to a few blocks in one section, but that such disease spots are scattered throughout the city.

No attempt to describe conditions found in the investigation would be complete if it failed to give especial attention to conditions found in the tenements and alley houses.

**Special Problems of the Tenement and Alley Houses.**

In one sense it is true that Philadelphia has no tenement house problem, since very few of the houses were originally built for tenements. This does not mean, however, that a large number are not so occupied, most of which, unfortunately, are totally unsuited to the purpose. Over 4,000 buildings in Philadelphia, according to the last census report, are tenanted by three or more families each. Of the

houses visited in the present investigation nearly 12 per cent. were tenements, which means of course that very considerably more than 12 per cent. of the families were tenement dwellers, for houses of this sort may be occupied by a large number of families. The largest inspected contained thirty families. Rear or alley houses are of even greater importance, being equally bad and found in much larger numbers. Such buildings do not face upon the street, but stand in a yard, alley or court back of another house. It is difficult to obtain statistics as to the exact number of these buildings throughout the city, but it is very large, and the alleys are widely distributed. Of the houses visited in the three main districts inspected, 42 per cent. were alley dwellings. In the second district the rear houses numbered nearly twice as many as the front dwellings.

Most of the rear houses in Philadelphia are one-family buildings, but we can hardly doubt that a rear single-family house bears the same relation of increased unhealthfulness to a front building of this kind as a rear three-family house to one facing on the street.

**Evils  
Common to  
Both Tenement and  
Alley Houses.**

The type of court common in Philadelphia has been characterized as the horizontal tenement. The name is not a bad one. The tenants of little alley houses live together on much the same terms as those of a large tenement house. They share the use of courts and passageways, and usually of water supply fixtures and toilet accommodations as well. The same conditions of dirt and neglect are apt to result in both cases from the divided responsibility. What is everybody's business is commonly found to be nobody's business. In only two tenements was there found to be a janitor; in the courts, of course, there was no provision of a caretaker. In tenements and alleys all the worst conditions of inadequacy of water supply and sanitary accommodations are found. The lack of light and ventilation is frequently similar in the two types. Yard space is often sacrificed in order to crowd the largest possible number of families upon a lot. A large proportion of alley houses have no yards; where they are found they are generally so small as not to deserve the name. Half of the rear houses in the first block inspected, had no open space at the back or side, and no through circulation of air. The blank wall at the back sometimes faced on a neighboring lot, the yard of which adjoined this wall, but there was no possibility of a circulation through. In other cases the houses were built up on three sides; these were the back-to-back dwellings so long denounced abroad, where a number of investigations made showed a terrible increase in mortality among the tenants of buildings of this type in excess of the death rate among the general population.

Edward Bowmaker, M. D., in "The Housing of the Working Classes," published in 1895, says: "So firmly convinced are we of the dangers attending this class of property, that we would unhesitatingly declare for the total demolition of all such existing premises, and the replacing of them by houses of a better and more healthy type." He quoted among others the report of Dr. Herbert Jones, "In Saltaire the annual general death rate in a period of six years was 16.6 per 1000, and the zymotic death rate was 1.08 in the through houses, whilst in the back-to-back houses the two rates were 21.1 and 1.7 per 1000 respectively. The deaths from phthisis were in the ratio of 2.3 per 1000 of the population in the through houses to 3.4 in the back-to-back houses." Overcrowding is especially common in both tenement and rear houses; in the former because of the large number of families in one building, in the latter because of the small number of rooms. The case has already been spoken of in which 30 families, 123 persons, were found in one tenement house, containing 34 living rooms. In another tenement a family of nine lived in two rooms, one of which was in the cellar, the ceiling only a few inches above the ground. One apartment, consisting of a single room and bath, was occupied by a family of seven. In a small tenement house, containing six rooms, were found six families, twenty persons. A household of twelve lived in a tiny rear building, containing two bedrooms and a kitchen, the latter also used as a workshop for rag picking. In a house, which was both a tenement and an alley building, were three rooms above ground and a cellar kitchen, the whole occupied by three families, twelve persons.

**Lack of Fire  
Protection.**

The terrible possibilities of loss of life from fire have been brought home to us with especial vividness in the last year. Every city should be roused at least to enforce rigidly the laws regulating fire-escapes and fire protection of every kind. Since June 3, 1885, the law has required fire-escapes for tenement houses more than two stories high. At first only rope escapes were required, but the later act of July 12, 1897, required that every tenement house three stories or more in height, should be provided with outside open, iron stairways, of not more than forty-five degrees slant, with steps not less than six inches in width and twenty-four inches in length, arranged in such a way as to make them really accessible, safe and adequate, for the escape of the tenants. Only two exceptions are made to this regulation. Any person is permitted to erect a different kind of "permanent, safe, external means of escape, subject to the inspection



and approval of the constituted authorities for that purpose," and second, it is provided that nothing in this act shall interfere with fire-escapes now in use approved by the proper authorities. Certainly no exception is made permitting an owner to dispense with fire-escapes altogether; yet of the sixty-five tenement houses covered in the investigation only nine had fire-escapes of any kind, and only one was less than three stories high. Fifty-five out of sixty-five houses made no pretense of compliance with the law. These were not all small houses tenanted by only three families each; one, for example, was occupied by 7 families, 29 persons; another contained 8 families, 33 persons; a third 11 families, consisting of 56 persons.

Of the 9 houses which had fire-escapes not all were adequately provided. The house containing 30 families had, it is true, an iron fire-escape extending from the top floor to the ground, but this was accessible on each floor only from the window at the end of the hall and the window of one apartment. If a fire started in the hall such an escape would be almost useless. In another house the fire-escape, so-called, consisted only of an extra inside stairway at the rear of the ordinary stairway.

**Typical Tenement and Alley Dwellings.**

As probably a better conception of the condition of houses belonging to the two classes under consideration can be obtained from a study of concrete examples than in any other way, descriptions of a few houses may be given here from reports in the inspections:—

One tenement visited was a three story house, without fire-escapes, containing a grocery store, a fish stand and a meat shop on the first floor. Above in the seventeen living rooms of all kinds—kitchens, bed-rooms and dining-rooms—were eight families, consisting of thirty-three persons. A goat was kept in the room back of the grocery and three dogs upstairs. The second story hall was filthy and strewn with accumulations of garbage and ashes. Two long hopper water closets in the hall were the toilet accommodations for the eight families, an outdoor privy compartment serving for the stores. The closets and also the privy were extremely foul and in bad repair. The privy vault was in an archway under the upper part of the building and was the common well over which sixteen toilet rooms were built, one for the tenement, the others for the rows of rear houses beyond. The vault was also used as a cesspool, receiving the discharge from some of the waste pipes of the house. There was leakage into the cellar, which was damp, foul and full of rubbish. The

yard, a tiny passageway, extending from the grocery store to the toilet room, was in a filthy condition, being covered with fish, refuse and foul water from the first and third story sinks, which discharged on the surface of the ground. The waste pipe from the sink back of the grocery was a rubber hose. In the second story hall one trap served for the two closets and a sink. The odors in the building were very offensive.

Another tenement was four stories high, without fire-escape, a bakery in the cellar adding to the danger from fire. Five families, 26 individuals, were in nine living rooms, the remaining three being vacant. The bath room at the rear of the house was used as a kitchen. The bath tub was disused, broken and dirty. The sinks throughout the house, as well as in the bakery cellar, were untrapped. The cellar sink formed an inlet for the entrance of sewer gas; some of the others, however, were not sewer connected. The waste water from the third story hall sink discharged into the sink on the second floor. One privy compartment in the yard was the sole toilet accommodation for the five families living in the house, and the employees in the bakery. The seat of the privy had fallen in and the floor was in a broken and dangerous condition. Both the toilet room and the part of the yard immediately adjoining were indescribably filthy.

An entirely different type may serve for a third example. A tiny rear building was seen in one court, containing three rooms above ground and one below, and equipped with a large iron fire escape at the front. One family of five persons lived in the first story room and had their kitchen in the cellar in summer. In winter the cellar was closed as it was "always very wet after rains and cold in winter." In the second story room was a family of five persons of various ages and both sexes. This room served as kitchen, dining-room and bed-room. On the third story was a couple without children. One privy compartment in the court outside served for the three families. One court hydrant was the sole water supply for these and also for the occupants of two of the other rear houses. The stairway and stair landings in the house were dirty. The alley was partly covered with stagnant water, as the gutter was obstructed.

These three tenement houses were one in each of the three districts investigated and are representative of the bad conditions found. If we turn from the tenements to the alley houses, we find the state of affairs no better, though the evils may be of a slightly different kind. One row of seven court houses, for example, was

back-to-back with another row, so that all ventilation from the rear was cut off. Such light and air as the buildings received came from the alley, four feet nine inches wide, which connected them with the street. A large building extended along the opposite side of the alley, another closed the end, shutting in the houses upon this narrow well. One court hydrant was supposed to supply all the houses with water, but shortly before the first inspection, the hydrant had become out of order and the water was cut off for several months, as was discovered by later visits. In spite of such conditions and of the necessity for going for some distance to a neighbor's house for water, the living rooms on the court, as a rule, were very clean. The alley, itself, however, was filthy. As it received the drainage from a stable at one side and a tenement house at the end, the gutter, which occupied a large part of the passageway, was constantly foul. The air was contaminated not only from the gutter filth, but also by the offensive exhalations from the vaults belonging to the twenty toilet compartments at the two ends of the row, which were used by the occupants of the tenement house and the double line of back-to-back buildings.

In another section a row of five houses, all but one of which were occupied, faced on an alley varying in width from three feet two inches to three feet eleven inches and a half. Here a four story building formed the opposite boundary of the alley and also closed in the end away from the street. The tenants of this alley and also in the second court were obliged to burn lamps during the day, their sole natural light coming from courts, which were only dim narrow wells between the buildings. In the second alley also the water supply was inadequate. There was but one hydrant for the five court houses and the one building at the end facing on the street, and this was broken. The alley was very dirty and also the archway containing the toilet accommodations. The toilet rooms themselves were unspeakably filthy. Several of the buildings were also in poor repair. In one it was possible to see daylight through cracks in the wall.

Not many courts, fortunately, were so narrow and dark as the two described, though insufficient light and ventilation are common. An instance may be given of a different kind of alley in which the lighting of most of the houses was good. The entrance to this alley was through an archway leading to an open court on which five houses faced. Connecting with this were three smaller courts of

nine houses altogether. A large stable adjoined the houses at the rear, and the manure pit partly blocked the access to the six privy compartments used by the occupants of seven of the buildings. These toilet rooms were built in a row against the rear wall of the stable. The toilet rooms and the narrow, dimly-lighted passageway leading to them were filthy. Floors and walls were in bad repair, and the vault when first seen was overflowing. The manure pit was also very offensive. At the end of another branch alley were two more privy compartments kept locked and consequently in better condition above, though here, too, the vault was overflowing. These compartments were the only ones in fairly good repair. Those in the third branch alley and one in the side yard of one of the only two houses which could be said to have a yard, were defective. The vaults of these were full, but not overflowing. The water supply for the entire court consisted of one hydrant for ten of the houses and another for the remaining four. The rear walls of twelve of the fourteen houses were for their whole extent directly against the walls of other buildings. The two remaining houses had buildings extending partly across their rear, and as the open space still left was on another lot, they had no windows upon it. Thus not one of these alley dwellings had any through ventilation. Two of the houses were so close to the stable shed that the rooms on the first floor were too dark for it to be possible to read in them. The remaining buildings were fairly light. Two frame buildings were in bad repair. They were said to have been made over into dwellings from an old stable. The gutters through the courts and out to the shed were foul and the sidewalks beside them were very dirty. The population of the entire fourteen buildings was fourteen families—one to a house. These families consisted of eighty-three persons, housed in forty-one rooms, including all the kitchens as well as the bed-rooms. A case was found of one family in the alley who had a lodger in the yard, where there was a sofa bed under the open wood shed.

Three tenements and three alleys have been used as illustrations of the bad conditions found. It is not meant that there are none in a better state than these, but the writer does say emphatically that, except as regards the light and ventilation of the first two courts, which were unusually bad, the evils described are typical of those found in a large number of tenements in the crowded sections and of alleys scattered throughout the city.

## II. SANITARY CONDITIONS

### **Yards, Cellars and Halls.**

In the yards such refuse as old mattresses, bed springs, the blood and feathers of slaughtered fowls, garbage, and rags of all kinds were to be seen. Owing to the very small size of the yards, these accumulations were usually directly under the windows of the living rooms. Where the drainage was inadequate, pools of stagnant water added to the general insanitary condition. Only a little over half of the yards had entire sewer drainage.

Many of the cellars were in such a state as to endanger the health of the occupants of the houses. One had a stream of considerable size flowing through it from a broken flush pipe in the yard; it had worn a fairly deep channel, and the tenants stated that this had been the condition for more than a month. In a row of rear houses the water supply consisted of hydrants in the cellars, without sinks or drains, the water discharging on the earth floors on which the tenants threw their garbage and slops. The odors were overpowering. Five houses on one court, of which four were occupied, had cellars flooded with sewage from a leaking soil pipe, the foul water standing about a foot deep in all but one of the buildings. One does not wonder that there was sickness in each of the families tenanting the houses. Many other instances might be quoted of cellars wet from leaky vaults and broken pipes or from surface drainage percolating through. A large proportion were filled with junk and rubbish of every sort. Beds and bedding, said to have been cast aside because someone had died upon them, and it was "bad luck" to use them again, were not infrequently found in cellars. No less than 43.73 per cent. of the cellars, or nearly one-half, were noticeably damp, wet, or covered with standing water. Often the walls were overgrown with mould from the moisture, as well as tapestried with cobwebs and thick with dust and dirt. In more than half of the cellars the walls had at one time been whitewashed over their entire extent, but in only two or three cases did it appear that this had been done within the year. Usually barely enough remained beneath the dirt to show that there had once been a coat of wash. The majority of the ceilings had never been whitewashed. Frequently whitewash had been put on only beside the stairs and on the floor beams, the rest being untouched.



View of Court Piled Up with Rubbish and of Alley Back of Stable, Drainage Gutter Down Middle.  
One Hydrant at Front Sole Water Supply for Ten Houses.



Drainage from One Building Pouring Through Broken Paving into Cellar of Next House.

By far the greater number of cellars were used for storage purposes only. Of the cellars used for business, four were bakeries—a great source of danger from fire.

The condition of the halls and stairs varied greatly. In all the buildings the cellar stairs were more often dirty than clean, and were frequently piled up with sweepings, papers, ashes, and refuse of various kinds. In tenement and furnished room houses the halls on the first and upper floors were very commonly dirty, but in private houses they were usually fairly clean. As a rule, too, dark halls were less clean than those that were well lighted.

**Toilet  
Accommodations.**

The state of the toilets belonging to many of the houses was beyond description. Frankly stated, it may be asserted that a fairly large part of the working classes is compelled to use toilet accommodations in a condition of which the rest of the world would be unwilling to hear in full.

Over half the accommodations were privies. The foul, malodorous vaults still exist in the crowded blocks, with butcher shops and bake shops, kitchens and sleeping rooms closely adjoining. Five privies were found enclosed within the walls of extensions built to the houses, and a number of others were under second story rooms.

Almost without exception the vaults beneath the three hundred and forty-two privy compartments were in offensive conditions; from forty-eight there was distinct evidence of leakage, and many others were probably in the same state, less manifestly, but still to an extent sufficient to contaminate the soil and pollute the cellar air, which is later drawn up into the living rooms. Five compartments were above overflowing vaults, and fifty over vaults full nearly to the top. The privy vaults belonging to thirty-eight houses were receiving waste drainage, thus serving as cesspools as well as vaults.

These open wells are a direct menace to the health of the community, and may with reason be held in part responsible for the high typhoid fever rate usual in Philadelphia. That the contagion of typhoid fever is contained in the discharge from the bowel and urine is common knowledge, and that the specific organism may persist in these discharges for weeks after recovery; but less well known is the fact that house flies are one of the modes of its dissemination.

Flies are attracted to all kinds of filth. A fly after lighting on the discharges from a typhoid patient thrown into one of the vaults may have on its legs the specific bacteria and can then carry



the infection from place to place; it may be to the food of the nearest neighbor, or to that in a nearby street stand or shop, or it is possible it may carry it to a greater distance. This was well demonstrated in the Spanish-American war. Lime was used to cover the pits where the discharges from the typhoid patients were thrown—repeatedly “flies with their legs covered with lime were seen walking over the food.”

In this connection the reader is referred to “An Inquiry into the Causes of the Recent Epidemic of Typhoid Fever in Chicago, made by Residents of Hull House,” 1903; and the “Origin and Spread of Typhoid Fever in the United States Military Camps during the Spanish War of 1898,” a report of Majors Reed, Vaughan and Shakespeare.

The question of sewer connection of privies was found impossible of determination in many cases. Where connections were reported, they were frequently so blocked as to be useless, the vaults being in the same condition as those unconnected. On inquiry at the Bureau of Highways concerning the sewer connections of some of the houses, the writer was informed that the records of that bureau extended only a comparatively short time back, and were not filed in such a way that any one house could be readily referred to, and that there were many old sewers in the city, constructed before the system of recording was instituted, of which they had no knowledge. No attempt is made, therefore, to give statistics on this point.

The evils of the foul privies cannot be overestimated. The water closets, as well, were sometimes in bad condition, though far less frequently. As to defects of type, only one of the objectionable pan closets was found, but this one was in a bath room used as a sleeping room, and was in an extremely filthy condition. One long hopper closet, also in a foul state, adjoined a crowded bedroom, from which it was separated by a partition extending only part way to the ceiling. A large proportion of the closets are located out of doors, and in these, because of danger from freezing, the valve flushing mechanism was much more commonly used than the tank flush. In the former the water pipe has a spring valve operated by pressure upon a rod beneath the seat; this apparatus easily becomes out of order, and the direct connection of the water pipe with the bowl of the closet also involves danger of contamination of the water supply; the flow of water, too, is not nearly so strong as where a



Waste Pipe Discharging Beside Wall of Frame House. No Drain. Water Soaking into Ground.



Bad Repair of Building, Front Rooms Still Occupied.

tank is used. Of the total number of 280 closets only 35 were provided with flushing tanks; of the remainder one was flushed by the waste pipe from an ice box and 244 by valve mechanism from the supply pipes. Fifty-nine closets at the time of inspection could not be flushed at all, or had not sufficient flow of water to cleanse the bowl, a condition resulting in some cases from broken or otherwise defective mechanism, in others from frozen or leaking water pipes. "Pipe wash" closets, discharging the entire flow of water in one spot, instead of properly distributing it through a flushing rim, are frequently seen.

Wood casings enclosed 49.64 per cent. of the closets. The space within the casings, when accessible at all, was almost invariably damp and foul. Nineteen closets were found to be obstructed, but in a number of cases the stoppage was probably only a temporary condition, due to the freezing of the pipes.

The condition of the hopper pits of the yard water closets was noted where possible. These pits are beneath the floors of the toilet rooms and contain the traps and pipe connections of the closets. They should be accessible by means of trap doors, but in some instances no such doors had been provided. In others they were nailed down or otherwise obstructed. A considerable number, therefore, could not be inspected and were probably in worse condition than those seen. A few hopper pits were unmistakably old privy vaults, used for their present purpose with practically no change. One, indeed, which was especially filthy, was reported never to have been cleaned. Nearly half the pits were damp, wet, or covered with standing water, owing usually to defective construction of closets and flushing mechanism, which allowed leakage at various points. Sometimes, also, the hand holes of the traps were left open and water overflowed through these. In a few cases the flush pipes were broken.

The toilet accommodations for the houses investigated were totally inadequate in number as well as defective in kind. Many instances might be quoted: For example, six houses were visited having only one foul privy compartment for the whole number. A tenement was seen in which the sole toilet for five families and the employees in a store was one yard privy, of which the seat had fallen into the vault and the floor was broken. The filth of this toilet room and the yard outside was indescribable. In the Italian district alone, 48 families, over 13 per cent. of the total number, had only one toilet for each six families, and over 65 per cent. of

the families here shared the use of a toilet compartment with from one to five others. In the second and third districts, the conditions were but slightly less serious. In the three districts there were 622 toilet rooms for 843 families and 149 stores and places of business.

Health and decency are surely sacrificed under such conditions, and cleanly tenants suffer unjustly from the filthy habits of others. Every facility also is given to the spread of disease, for the toilets used by several families can almost never be kept locked, and thus are open to the public.

Of all the toilet rooms seen, 92.60 per cent. were in the yards or courts, most of which were so small that the vaults or closets were within a few feet of the windows of the houses, if not directly against the walls of the building. Not infrequently the compartments were found in dark archways under the second story living rooms. Probably the most common complaint which meets the investigator is that offensive odors from vaults render kitchens or bedrooms almost unendurable.

For those of the tenement houses or rows of alley dwellings which have more than one toilet compartment for all the families, the accommodations are usually provided in the shape of a long shed divided into a number of toilet rooms side by side. Privacy is still lost, while the compartments are in the public yard or court, used by all, but at least, if there is one toilet room for every family, and each is provided with a key, cleanliness of seats and floors can be secured by the tenants who desire it. Foul vaults or defective plumbing of closets are, of course, beyond their control.

The repair of all outdoor toilet rooms is of especial importance, since defective condition of roofs or walls means exposure to bad weather, and broken flooring over the vaults or the hopper pits of the yard closets may be seriously dangerous. It was found that 15.22 per cent. were in bad repair, and 25.95 per cent. in only fair condition. In some cases mothers reported that they dared not allow their children to use the yard closets, owing to unsafe flooring.

In the case of indoor toilet rooms, light and ventilation may be considered more important than repair, since dark compartments are almost invariably dirty, and unventilated rooms offensive. About one-third of the inside toilet rooms were badly lighted and ventilated.

Lack of cleanliness is equally serious in outside and inside compartments. The indoor toilets are nearer the living rooms, but



Side View of Row of Seven Toilet Compartments for Seven Houses. Compartments Foul and Vault Overflowing. Sole Access by Narrow Passageway Between Manure Pit and Hay Shed. Whole in Rear of Stable.



Court Having Nine Small Houses in Rear of a Tenement House. One Hydrant Supplies the Court.

the outdoor compartments are used by a larger number of families. Of the whole number 78 per cent. were clean or fairly clean, 11 per cent. were dirty and 11 per cent. indescribably filthy.

**Water Supply  
and  
Water  
Fixtures.**

It is often asserted by house owners and agents that the uncleanly and destructive habits of the class of tenants in the more congested sections render the provision of proper sanitary accommodations for them a useless waste of money, but are not these habits, where they exist, frequently as much a result of the environing conditions as a cause? It is difficult to keep rooms clean if one court hydrant is the sole water supply of seven houses, and during a period of over three months the water is cut off, compelling the occupants of the houses to draw water from the hydrant connected with a neighboring building, as was the case in one of the courts investigated. Such insufficiency of supply as was found in another alley, in which one hydrant was the only fixture for eleven families in ten houses, might seriously hamper a zeal for scrubbing and washing! The case was emphatically stated by a colored woman in a third court, who said: "I'm sorry to have you see my house lookin' dis way, lady, but 'tain' no use tryin' to be clean; we ain' got but one hydrant for dese yere five houses, and we ain' had no water for a week, since the pump busted."

Instances of inadequacy of supply might be multiplied indefinitely. In the Italian district, where the greatest number of families are crowded into the smallest number of houses, less than one-third had the exclusive use of one water supply fixture or shared one with a store only. More than one-fourth were dependent on fixtures, used in common by from six to eleven families each. For the whole district, the total number of water supply fixtures, including yard hydrants, sinks or basins, fixed washtubs and baths, was 239 for 366 families (numbering 1734 persons), and 81 stores and other places of business. In all three of the districts there were 770 fixtures for 843 families (4221 persons) and 149 places of business.

These general figures, while correct in themselves, do not present a true view, families in the larger houses sometimes having as many as four fixtures, while the smaller houses on the rear of the same lot have but one hydrant for from three to five houses. These four fixtures bring up the average in statistics, but leave the situation no better in the poorer houses.

Almost half of all the fixtures were located in courts or yards, but this does not give a clear idea of the extent to which families



suffer from the inconvenience of being obliged to go out doors in all weather for their water supply. Indoor fixtures are very rarely used by the occupants of more than one house, and very frequently serve only one family, while outdoor hydrants may be used by six, seven, eight, or as many as eleven families, living in different houses. The number of families dependent upon yard or court fixtures is, therefore, considerably greater than the number of fixtures. Counting by houses, the occupants of 356 buildings, 63.01 per cent. of the total number, had no indoor water supply.

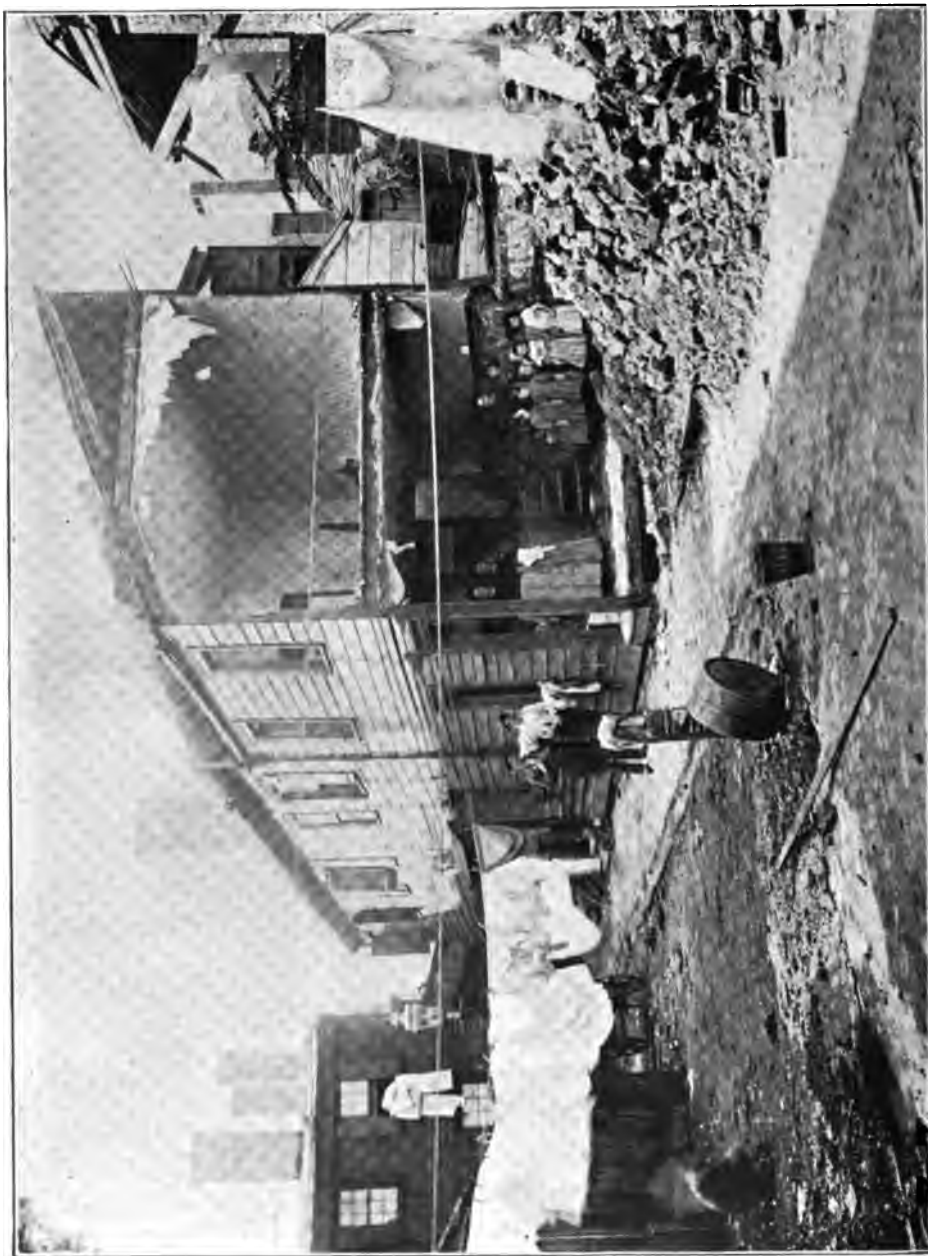
Many of the fixtures in the houses were badly located. As stated before, seven hydrants without sinks were found in cellars. Sometimes a pail or other vessel was placed under the faucet, but even then the water was allowed to overflow and render the cellar damp and unhealthful. In three cellars, visited in winter, the hydrants were left turned on to prevent freezing of pipes, and the floors were entirely covered with ice. In addition to the sinks in underground living rooms, four were in cellars used for storage or other purposes. These were all in bad condition.

In view of the number of such fixtures and the number of families using them, the condition of the outdoor hydrants calls for special consideration. Out of the total number of 360, the water supply of 59 was only fair, rendering the drawing of a pail of water a matter of considerable time, and one which in some instances could only be done at certain hours of the day. At the time of inspection 23 had no supply. In some cases the stoppage was due to leaking or frozen pipes, in others to broken faucets. In a number of instances, by repeated visits, it was found that such conditions existed for periods of considerable length, the tenants drawing water from fixtures belonging to adjoining houses.

Over two-thirds of the sinks and basins within the buildings were fairly clean. The stationary basins were few in number and were all of imitation marble except one of copper placed in a store. The sinks were of cast iron, usually enclosed with a wooden rim—a bad arrangement, owing to the wood soon becoming saturated and foul, but one favored by the tenants, because it prevents splashing over the edges. Forty-nine sinks and basins out of 303 were entirely enclosed with wood casings extending down to the floor. The spaces underneath these sinks were usually in a damp and filthy condition, even where the sinks themselves were clean, the wood-work often being partly rotted away.



View of Room in an Italian Court, Showing Boards Which Tenants Had Put Up to Keep Water Off the Beds.



Dilapidated Alley House, Used as Wash House by Tenants of Adjoining Buildings. Hydrant in Foreground,  
 Only Water Supply for Houses. Surface Drainage.

The plumbing of the sinks and basins was as a rule of the most antiquated type, such as one might expect to see in a country village. Of the total number 40.92 per cent. were not sewer-connected, discharging on yards, courts or alleys, though all the houses were in the closely built up parts of the city, where one man's drainage becomes a stench in the nostrils of his neighbor. Three sinks, about one per cent. of the total number, were connected with privy vaults, without any intervening trap to cut off the foul gases and odors, the waste pipes forming inlets for the entrance of these to the rooms. In some cases the waste pipes of sewer-connected sinks were not accessible, and it was impossible to learn of what kind and in what condition they were. Forty-six sinks, 15.18 per cent. of the total number, were sewer-connected, but were not trapped. It may be hardly necessary to explain the nature and use of a trap; it is ordinarily merely a bend or dip in the pipe, which holds water. This water, known as the water seal of the trap, serves as a stopper to keep out sewer gas. The absence of a trap in sewer-connected fixtures is most serious, for it involves direct connection between the air in foul drain pipes and that in the room.

In addition to the forty-six untrapped sinks just mentioned, twenty-one others had no separate traps, two being connected with water-closet traps and nineteen with rain leader pipes, trapped at the base. The connections with the water closets were poorly made and in bad repair. The rain leaders were totally unsuited for use as waste pipes, being made of sheet metal, often broken, allowing waste water to leak down the walls, and in winter they were frequently obstructed with ice.

Only 104 sinks, about one-third of the total number, were sewer-connected and had proper individual traps. In the colored district, the number and proportion of yard or court hydrants was greater, and of sinks and basins in the houses was smaller than in either of the other districts, and also the proportion of indoor sinks and basins which were not sewer-connected was much larger here.

Fixed washtubs were conspicuous by their absence; they were found in only eight houses, five in the Italian and three in the colored district; six of the tubs were of wood, and consequently saturated and malodorous; eleven were sewer-connected, the waste water of the remainder pouring out on the yards, except in the case of two dairy tubs in a cellar, from which the water was discharged on the drained concrete floor.

**Bathing  
Facilities.**

The number of baths found was small, yet 14.34 per cent. of the houses had one each. No house was sufficiently luxurious to have more than one. The largest number was found in the colored district, which had more than the other two combined—a condition remarkable in view of the fact that the houses otherwise contained fewer improvements. The most inadequate bath provision was in the Italian district. Many bathtubs were not used for bathing purposes, others were reported to be so used only in the summer. This appeared to be due to their location and condition as much as to lack of appreciation on the part of the tenants. One tub, for example, was in a large bedroom, without enclosure of any kind. In another instance the bath faucet was the sole water supply fixture for two families. In still another case a family of eight had one room and bath; they naturally used the bath compartment as a sleeping room, the tub serving as a sink in the absence of other water supply. One tub, neatly covered with boards and a cloth was used as a table. Here it was reported that about a year previously the bath pipe had sprung a leak, and the landlord, looking upon baths in the light of an unnecessary luxury, had refused to have it repaired. This condition was unfortunately repeated in a number of cases. In a row of six alley houses, which may serve as an instance, the bath pipes were exposed, running down outside the buildings. In five out of the six the repair was so bad that the tubs could not be used. The majority of the baths said to be unused in winter were in cold extension rooms, and usually had badly constructed and located pipes, which froze in severe weather. Ten of the bathtubs, or 12 per cent., were of porcelain, the remainder of metal. Eighty per cent. of the latter were enclosed down to the floor with wood casings, within which were the same conditions of dampness and filth as inside those enclosing sinks.

The greater number of the tubs themselves were clean and in good repair, but they were poorly constructed and the pipe connections were badly arranged. Over half were not sewer-connected, a proportion greater even than of the sinks. Five per cent. were sewer-connected, but not trapped.

**House Drains  
and  
Rain Leaders.**

The house drain, or large horizontal pipe inside of the building which receives the discharges from the fixtures belonging to the house and carries them out to the sewer, may be above ground, or it may be laid beneath the cellar floor. One hundred and ninety-six

were found wholly or partly exposed, and of these alone was it possible to ascertain the condition and the material of construction.

Many buildings had only surface drainage from all fixtures, and were not provided with drain pipes of any kind. Others had drains laid entirely underground and not accessible at any point. All the exposed house drains were of cast iron; only four were obstructed. Free openings were found in five.

In no instances were the traps of the house drains visible, being apparently located at the curb, instead of within the walls of the building.

In view of the comparatively small number of baths, sinks and basins found in the houses investigated and the still smaller number above the first floor, the proportion discharging waste water through the rain pipes is large. Only 209 houses had water inside of the building, and few of these had fixtures higher than the ground floor, yet thirty-nine rain conductors were used as waste pipes from one or more fixtures each. Thirty-two per cent. of the rain conductors discharged on the surface of streets, yards, alleys, or courts; one per cent. ended over sewer-connected drains. The remainder had sewer connections of the ordinary kind. Fourteen per cent. of the rain pipes were in such bad repair as to be useless, and thirteen per cent. were in but fair condition. Much dampness of cellars and walls is due to broken or unconnected rain leaders, which do not properly carry off the drainage. During rains, streams of water may be seen spouting out of holes in the pipes directly against the buildings, and on entering the rooms inside, the walls will be found discolored and wet, slime and mould sometimes forming.

**Over-crowding.**

In spite of the rows of one-family houses, overcrowding of living rooms exists to a startling extent in certain sections of the city. In the Italian district more than one family in every four, almost one in three, had but one room for kitchen, dining-room and bedroom. One hundred and four single room "housekeeping apartments" were found in this one block. In the other districts they were found in smaller numbers. Of all the families, 137, or about one-sixth, lived in one-room apartments. Five instances were met in which as many as seven persons of all ages and both sexes slept in one room, which served as kitchen as well; in six other one-room apartments there were six occupants each; in thirteen, five each, and in twenty-seven, four each. It is difficult to imagine what this means without having seen life under such conditions. Except in freezing

weather the members of the family who are able to do so, stay out of doors because the rooms are unendurable. Cleanliness is impossible and decency is utterly disregarded, while contagious diseases spread with frightful rapidity. There is no home life and no privacy anywhere; to call such a habitation a home is but mockery. Moral and physical evils of every kind result. Under vitalization and nervous tension are common.

In the Eighth Special Report of the Commissioner of Labor, 1895, the statement is made as a conclusion drawn from the statistics there given, that, "Density of population within houses is much more nearly related to death rates than density of population upon the acre." It is said that in a ward of Edinburgh, where one-eighth of all the one-room tenements of the city were situated, the death rate was 7.8 in a thousand, above the general average, and that of the children who die in Glasgow before they complete their fifth year, thirty-two per cent. die in one-room apartments, and not two per cent. in apartments of five rooms and upwards. Of the apartments inspected here, 16.25 per cent. contained but a single room each. This may be compared with the .70 per cent. found in the sections of Jersey City reported on in the monograph on "Housing Conditions in Jersey City," by Mary B. Sayles, and the 1.7 per cent. in the report on "Tenement Conditions in Chicago," published by The City Homes Association.

By no means all the conditions of over-crowding are confined to the one-room apartments, of which we have spoken first because they are so serious an evil; the worst instance in a larger apartment was a case where a couple shared three rooms with eighteen lodgers. Another family, consisting of husband, wife and one child, had with them eleven lodgers in a three-room apartment. Of the total number of 843 apartments, 206 were occupied by two or more, but less than three persons to a room; 59 had from three to four persons to a room; 38 four or more, less than five; and 26 five or more. In computing the ratio, kitchens, dining-rooms, etc., were included. If the ratio of persons to sleeping rooms alone was stated, the over-crowding at night would be shown to be worse than appears from the figures given. For example, in one apartment of two rooms, classed as containing four persons to a room, the entire family of eight, three adults, two half-grown children, and three small children, slept in one room. No less than 39 per cent. of the apartments were tenanted by two or more persons to a room. The report on "Housing



Dilapidated Frame Building. Crowded Condition of Yard and Alley Leading to Court Houses.





Hole Fourteen Feet Deep in Cellar Floor.

Conditions in Jersey City," says that "Such apartments may fairly be classed as overcrowded," while in "Tenement Conditions in Chicago," it is considered that one apartment which has an average of more than 1.5 persons per room is "cramped," and that one which has 2.5 or more is "fearfully overcrowded." In the houses inspected here the average for all apartments was 1.47. In the Chicago investigation it was 1.28. In the Jersey City report the average is not stated. Comparing the proportions of overcrowded apartments found in the three investigations, in Jersey City the percentage occupied by two or more persons to a room was 23.6; in Chicago, in the six blocks for which the figures are given, it was 24.3; while here, as has been stated, it was 39.0.

Though the number of persons to a room has been shown to be dangerously large, the number of families to a house, as a rule, was small. The largest number in any one building was thirty—in an Italian tenement; two other buildings contained respectively eleven and nine families. Over four-fifths of the houses, even in these crowded sections, were tenanted by only one family each. According to the last census, Philadelphia as a whole has a larger proportion as well as a larger actual number of single-family houses than any other city in the United States having a population of 500,000 or more.

Density of population per acre, in Philadelphia, is not serious, although from the census statistics we learn that the Second, Third and Fourth Wards, within which nearly all of the Italian quarter lies, contain more than one-sixteenth of the total population of the city, although the total area of these wards is less than one one hundred and fiftieth of that of the city. The density of the most closely populated ward of Philadelphia is a little over 200 to the acre.

**Cellar Dwellings.** The cellar dwelling evil is less serious in Philadelphia than in New York or Chicago, because less extensive, not because the underground rooms are not of bad types. Being without the peculiar geographical limitations of New York, which prevent the population from spreading horizontally, Philadelphia residents, even in the more crowded sections, are not under the same compulsion to spread vertically by going up into sky scrapers or down into basements and cellars.

In investigating 565 houses, 21 cellar living rooms were found, one house in each twenty-seven having the cellar occupied as either a kitchen or a bed-room. Fortunately only five were bed-rooms.

The insanitary conditions found in cellar living rooms were defective drainage, absence of damp proofing, inadequate light and ventilation, and lack of cleanliness.

Only two rooms of the twenty-one had areas outside extending down to the floor and across the entire frontage of the rooms, and in neither case was the area drained. One cellar floor was of concrete; the others showed no evidence of waterproofing, nor did the walls of any of the rooms. In ten rooms, almost exactly half, it was impossible by any effort to read in all parts, and in the others reading was very difficult except near the window. The provision for ventilation and light was usually a tiny window above the street level, if the height of the ceiling permitted, otherwise opening on a box-like depression in the sidewalk. In ten instances the height of the ceiling above the curb level was less than two feet, varying from just below this limit to no elevation whatever. The height from floor to ceiling in nine occupied cellars was less than seven feet. One cellar seen lacked about two inches of being entirely below ground, and had no ventilation except by two doors—one to the street, the other to the interior stairway. The door to the outer air, the tenants said, was kept closed and fastened during the winter, as "opening it made the room cold." The proportion of dirty and filthy rooms underground was much larger than above, and conditions as to repair were also worse. Almost the filthiest room discovered in the investigation was a cellar bed-room, heaped with rubbish, which the family above let to lodgers for ten cents a night.

There has been a considerable decrease in the number of underground living rooms within the past few years, due principally, it seems, to the work of the Board of Health.

**Cleanliness  
of Rooms.**

In spite of crowded conditions and inadequacy of water supply, the great majority of rooms investigated were clean, a fact which may surprise those not familiar with the sections of the city inspected. One room in eighty-four was in a state which could only be described as filthy; one in seven was dirty, but the rest were all clean or fairly clean. Not infrequently the scrubbed and shining floors of tiny rear houses would put some large and pretentious dwellings to shame. Unquestionably there are many conditions of dirt and neglect in the houses and yards for which the tenants are responsible, but the cleanliness of the living rooms is a matter which they feel more vitally concerns their self-respect and their standing with their neighbors.

By taking the statistics room by room, instead of for the apart-



Tenement House Stairway. Showing Dirt.



Kow of Back Yards, Selective Paving and Drainage.

ment as a whole, a striking difference was brought out among the Italians in the conditions of the kitchens and of the bed-rooms, the latter where used only for sleeping purposes being almost always clean even when the former were very dirty. The proportion of clean rooms was largest in the colored districts, probably because so many of the negroes are engaged in domestic service and are accustomed to seeing well-kept houses. It may also be true that the negroes in this district were of a higher grade relatively than were the Italians and foreigners. The number of tenement houses, too, which as a rule showed worse conditions than the one-family dwellings, was smaller in the colored district than elsewhere.

The filthiest living rooms were found in the furnished-room houses, in a few of the larger tenements, some cellars, and houses tenanted by groups of men keeping house together.

**Animals Kept  
on Premises.**

The keeping of animals in the houses or on the premises, is a serious evil, especially when found in tenements. In one visited, two rooms on the top floor were given up to the raising of fowls and the floors and parts of the walls were covered with filth; in another house the door from the inside cellar stairs was pushed open during an inspection and a goat stalked in; in yet another, chickens were kept in a fenced-off corner of a third-story room, used at the same time as a kitchen and a bed-room. Under a shop in one dwelling-house white mice and rats, guinea pigs, rabbits, and dogs were kept for sale. At about the time of the festival of Yom Kippur, many yards and shed rooms in the Russian-Jewish neighborhoods were seen covered with blood and refuse of slaughtered fowls. The worst case found was that of a slaughter house and dwelling in one building. About thirty sheep were kept on the second story, which was reached by an inclined runway from the narrow side alley, giving entrance from the street to the rear of the house. Down stairs a room was used for slaughtering, and from 30 to 100 sheep were killed daily. The butcher and his family lived in the house, having a kitchen on the ground floor and attractively furnished rooms upstairs at the front. There were also dwellings adjoining on every side.

The close proximity of stables was a frequent cause of complaint, especially in the case of occupants of alley houses who suffered more from the contact, as many stables were in the interior of the blocks or else threw out their refuse at the back. In one house facing on the street, the tenants lived over a very dirty stable on the first floor, in which a number of horses were kept. There was also

a milk, butter and egg store in another part of the first story and the cellar was used for the storage of dairy supplies. The storage cellar, however, was under the shop and not directly beneath the stable. In another front house, the lessee pointed out places on the cellar wall where drainage from the stable next door oozed through.

Of the 565 houses investigated in the house-to-house inspection, twenty-four had animals other than the ordinary pets within the buildings or in the yards belonging to the houses. This does not include cases in which animals were kept in separate stables on the same lots with the dwellings.

Even in these congested resident sections, therefore, where nothing else approaching farm conditions could be found, more than one house in every twenty-five numbered in its population chickens, geese, ducks, goats or horses. In the Italian district, also, many goats were seen wandering the street.

**Rubbish and  
Filth on  
Sidewalks.**

But little idea of the condition of streets and alleys is given by a mere statement of the cleanliness of the sidewalks in front of the houses, since it is frequently in the gutters or on the part of the street just beyond these that the principal accumulations of filth, garbage and rubbish are found. The present investigation, however, has concerned itself only with the ground or pavement directly before the houses.

The condition of the sidewalk varies with the seasons. In winter the alleys and parts of the sidewalk are often covered with frozen refuse of various kinds and ice from surface drainage. The writer has seen the occupants of an alley obliged, for several weeks, to climb over a hard frozen mass about two feet high, blocking up the entire outer end of the court. In summer, on the other hand, garbage accumulates rapidly, and the odors from the decomposition of such matter and from the pools of drainage water are offensive. As a visitor from "uptown" remarked while taking an alley picture, "If one could photograph the smells, it might be possible to give an idea of this place."

In collecting the material for the report no impossibly high standard was applied, all sidewalks which were in a fair condition being classed as clean, even where the gutter and street beyond were filthy. Nevertheless 27.79 per cent. could not be considered otherwise than as dirty or filthy.

**Garbage and  
Ash  
Receptacles.**

Garbage and ash receptacles originally intended for such uses were almost unknown in the houses visited. Pots, pans, pails, boxes,



Gutter Conveying Waste Water from House to Street.

CH.  
1911





“Open” Plumbing. Cellar Flooded Beneath Floor, Woodwork Rotted from Dampness.

W.C.  
H.M.

baskets and trays of all materials, sizes and shapes were found in the streets and alleys, in yards, courts or cellars, or else were scattered about in rooms and halls. Fifty-nine houses, or considerably over ten per cent., were without the most primitive garbage receptacles. In some cases the tenants stated that they burned all their refuse, in others that they used boxes belonging to neighboring houses. These explanations were sometimes contradicted by the senses of sight and smell, giving incontrovertible evidence that decaying organic matter was thrown into yards, courts, cellars and similar places.

Only six houses were without ash receptacles of any kind. The occupants of many buildings, however, threw part, if not all, of their ashes into the cellar, to keep the floor dry.

### III. STRUCTURAL CONDITIONS

The preponderance of low buildings in Philadelphia has a beneficial influence on the housing situation. Three-story houses constituted 88.14 per cent. of the total number investigated, and the majority of the remainder were but two stories in height. It is encouraging that the figures given by the *Philadelphia Real Estate Record* and *Builders' Guide* indicate that the present growth of the city is largely in three and two-story dwellings.

Not a single instance of entire fire-proof construction was met, and there were numerous frame buildings, even in these congested districts, a number of which were buttressed against or braced to those adjoining.

#### Repair of Buildings.

In the tables of statistics appended the houses classed as in bad repair were in such a condition as to threaten the health or seriously interfere with the comfort of the occupants, and in some cases appeared from the sagging roofs and defective walls to be in danger of collapsing at no remote date.

A house where the roof is leaking over its whole extent, where doors and windows are broken and rain conductors so dilapidated as to be useless, is hardly a fit habitation. The same might be said of such a building as one where the tenant stated she had lived for fifty years, and where in that time not a single repair had been made by the landlord. The statement was readily believed, as the whole house seemed tottering to the ground.

The repair of roofs may be illustrated by a few concrete examples. In one house the roof and ceiling over the top floor were so broken that the occupants of the rooms had a clear view to the sky. In another building the tenants put up boards and tarpaulin under the ceiling to keep the water off of their beds. In still another instance the occupants of a top floor bedroom complained "when it rains the bed gets all wet, and we move it and everything gets wet again." Of the total number of roofs examined nearly one-quarter were leaking.

In regard to conditions found *within* the houses, the rooms classed in the tables as in bad repair were those in which the floor was broken, the plaster cracked or falling, the window sashes out, or where the rain penetrated through defective walls and ceilings. Those in which only the wall paper was torn and dilapidated, or the inside woodwork broken, are classed as in fair repair.

**Cellars and  
Halls.**

On this basis, many halls and stairs were also in bad condition. Cellar stairs were often so broken that the women of the family found it impossible to use them. The men, with difficulty, made their way up and down, carrying the fuel or other stored material. In a few instances one or two steps only remained. In one house the whole flight had been cut away for firewood. Under such conditions dirt and rubbish accumulated in the cellars unchecked, filtering through area openings and cracks in the floors, even where the tenants did not throw down sweepings, papers, ashes and other rubbish to dispose of them quickly and conveniently.

The kind of flooring used in cellars is a matter of sanitary importance, especially where the surrounding soil is damp. The tables show various materials and combinations of materials found. Where part of the cellar was used for business or dwelling purposes, it was almost invariably floored with a different material from the part used for storage only.

A number of floors of wood, or earth and wood, had been wholly or partly covered with planks by the tenants. As a young Italian girl explained, "The cellar, he wet, and my father put woods on him to make him dry." Some so-called earth and wood cellars, had originally been entirely floored with wood, but part had rotted away from dampness, leaving the bare earth exposed.

Some earthen floors were considered in bad condition, because of their broken and irregular surface. Not infrequently holes and ditches were dug in wet cellars to drain off the water from the parts in which the fuel was kept, and also served incidentally as traps for the unwary. In one or two instances the occupants of the houses insisted that the wells in the cellars had formerly been used to receive sewage. From the odors their statements appeared true, but the existence of cesspools in the cellars of the dwellings, even in the past, when sanitary regulations were less strict, seems almost incredible. To the writer's knowledge, however, two such cesspools were found in New York and Brooklyn, and it is possible that there may have been some in Philadelphia. One building visited showed a dangerous condition, complained of by the tenant of the house, who feared for her children's lives. In the floor of the dimly lighted cellar were two "wells," to quote the tenant's word. Both were of brick, with smooth, cylindrical walls, about seven feet in diameter and fifteen feet deep, partly covered over with pieces of wood, an arrangement suggestive of the oubliette.

**Access to  
Cellar and  
Staircases.**

Access to the cellars from the street and yards is of especial importance in case of fire, as many fires originate in the cellars, where fuel is stored and where the darkness renders the use of lights and matches a necessity. Only a little over one-third of those visited could be reached either from street or yard.

It is important, too, in regard to staircases, that they communicate directly with the street instead of opening into the living rooms, rear or front, or into the shops.

Entrance through a room was the condition in about half of the houses. In a number of cases two or more families occupied such houses as these, the living room of one being a common thoroughfare for all. In many more cases where the houses were occupied by one family, lodgers were taken, thus interfering also with the privacy of the family. Where the dwellings were entered through a shop the risk from fire was great, as a fair proportion of fires originate in stores.

**Ventilation  
and Light.**

In the investigation of 2,867 rooms, forty-five were found having no direct communication with the outer air, while others had no ventilation except that which they received from very narrow courts and alleys, or from a skylight in the roof. The first-class are entered in the tables as badly ventilated; the second as having fair ventilation—belonging to both classes were 279 rooms. Also 115 rooms were gloomy or dark, that is, were not sufficiently lighted for it to be possible by any effort to read in every part.

All enclosed halls and stairs having direct communication with the outer air are entered in the tables as well ventilated. Where they are without windows and receive air only from living rooms, they are scheduled as badly ventilated. Those fairly ventilated usually communicated with halls and stairs on other floors which had direct ventilation.

The lighting of halls and stairs was extremely bad in the majority of cases. Stumbling up and down the dark, winding stairs convinces one of the importance of proper lighting. That darkness and dirt go together is also the common experience, although it must be said to the credit of the tenants that in many of the one-family dwellings dark halls and stairs were found surprisingly clean. It is in the tenement and furnished-room houses that the evils resulting from such conditions are most serious. Filth and rubbish accumulate unchecked in the dark halls used by numbers of families.

The matter of ventilation also is of most importance in tenement and furnished-room houses. In one-family buildings the doors from

halls to living rooms are more frequently left open, there is less dirt and rubbish, and bad odors are much less noticeable.

The effect of dark, unventilated cellars upon general sanitary conditions need hardly be pointed out, and is very marked in the case of dwellings such as many of those investigated, in which wooden floors, often with large cracks between the boards, form the only partition between the cellars and the upper stories, so that the cellar air is drawn up through the flooring and into the living rooms, especially in winter, when artificial heat induces draughts. Of 551 cellars only 36 were fairly light, whereas 515 were gloomy or pitch dark; 26 had no ventilation except by doors. One of these entirely dark, unventilated cellars was used as a kitchen.

**Material and  
Repair of  
Sidewalks  
and Yards.**

The condition of sidewalks, alleys and yards is of importance from three aspects. First, because of the accumulations of foul matter which settle in the depressions, rendering the air foul in summer and freezing in winter, until a warmer day turns it into slush and filth. In such times the tenant adds a little ashes or a little potato peeling or coffee grounds and they freeze again, and so continue in the private alleys for many weeks. It is with the moisture from such debris as this that the ground becomes saturated and unhealthful. Over such accumulation it is not uncommon to have the surface drainage discharge. More apparent than the foul odors and saturated soil endangering health is the danger of broken limbs, resulting from falls in winter.

Much has been done of late years by the city in paving the alleys, but the sidewalks of the public thoroughfares, the private passageways and yards are in wretched conditions, particularly in the districts honeycombed with rear and court houses. The paving is usually of brick, or of combinations of materials such as earth and brick, brick and wood, wood-flags, etc. Only 5 per cent. of the yards were of concrete or asphalt.

**Number of  
Yards.**

Of the total number of 437 yards inspected, about one-fourth had serious defects. In one house the bath-tub and kitchen sinks were not sewer connected; but discharged on the surface of the yard just outside the wall of the house. The yard was under-drained, but the paving was so broken that the waste water did not reach the drain, pouring instead into the cellar, which was constantly wet, there being a fresh flood every time anyone used the sink or took a bath. Other instances were found in which sections of the surrounding yard pavement were caving into privy wells, the walls of which were broken and defective. Many other cases as bad could be cited.

Twenty-three per cent. of the houses had no yard either at the rear or side. Three per cent. without yards were on the corner of two streets, or of a street and alley used as a public passage-way, so that at least an open space adjoined on two sides. The remaining twenty per cent. were interior houses, for which lack of yard space was a very serious evil.

#### IV. STUDIES OF THE POPULATION

Nativity.  
Race and  
Occupations.

Varied races were represented in the sections investigated. The question of nationality in the sense of citizenship was not taken up, nor was any distinction made as to ethnic race, beyond the broad classification into white non-Jewish; white Jewish and colored.

The heads of the 843 families visited in the general investigation were natives of fifteen different countries. In the first block inspected 98 per cent. were of Italian birth. The cohesiveness of the immigrants of this race is very striking. Once in this section one might almost imagine one's self in the heart of Italy, so closely are the Italians crowded together to the exclusion of other nationalities. Classed according to the nativity of the father, or of the mother where the father was dead, 358 of the 366 families in the block were Italians. In the districts outside the Italian quarter not a single Italian was found.

Next in numbers to the Italians were the Americans, that is, those born in this country. The heads of 31 per cent. of all the families belonged to this class. Nearly all, it should be explained, were negroes and found in the negro district. After the Americans, the Russians were the largest group. Almost all of these were Jews. The number of non-Jewish, indeed, was so small as hardly to deserve consideration. Most of the Russian Jews were found in the second district. This district is not in the centre of the Ghetto, so-called, but in a section further north to which a few of the Jews have migrated. Here, as in other districts of mixed nationalities, a peculiarity of the Jewish race in its selection of a habitation is clearly shown, the Jews taking the front houses, facing on the street, and leaving the rear or alley dwellings to the Christians. This is very marked in the parts of the city where Jewish and colored and Jewish and Italian populations overlap.

Undoubtedly the housing problem of Philadelphia, as of other seaboard cities, is complicated by the presence of these distinct foreign immigrants, who, ignorant of the language and customs, are an easy prey to careless or dishonorable landlords and agents. Some are painfully at variance with their surroundings. Families of this type keep their own rooms neat and attractive, and are pathetically eager to find some remedy when they suffer from foul condition of



courts, hydrants and toilet rooms which they must share with others, or from the state of the halls, yards and cellars if they live in a multiple dwelling. Even in one-family, separate houses, good tenants may suffer from many evils for which they are not responsible, in bad repair of their dwellings, wretchedly constructed plumbing, or no plumbing at all, and the like. With foreigners of this class, the difficulty lies partly in the inadequacy of existing provision for their protection, and partly in their ignorance of present available modes of redress. Not knowing the sanitary regulations of the city, and unaware of the functions of the officials who can enforce them, they do not know how to secure conditions necessary for health and decency in their present quarters, and acquainted with but a limited area of the city have not the initiative to seek houses in more desirable sections.

A second class of tenants have never known better conditions, and afford a seeming basis for the stock assertion of speculative landlords of a certain type, that "tenants don't appreciate improvements, they like to live like pigs." This is true to the extent that they do not demand healthful surroundings, and under present conditions do live like pigs, but the experience of societies whose object is improved housing shows plainly that even the lowest classes of foreigners and Americans respond to efforts for their uplift.

Educational work is needed among these two classes. The first needs to be informed how to secure good surroundings, the second needs to be taught how to appreciate them.

The question of distribution of immigrants is one closely connected with the housing problem. This problem is rendered more serious by the crowding in of aliens in large numbers into the already congested sections. It is an unfortunate situation that foreign peasants should be settling in the cities, when our farmers throughout the country are crying for laborers. Immigration from abroad, however, is not all we need consider; the greater part of what has been said above applies with almost equal force to conditions resulting from the migration of Southern negroes to the large cities of the North.

The variety of occupations in which the heads of families were found to be engaged was almost endless; they ranged from the grade of the card sharper to that of the minister or rabbi. In skill and training, day laborers, scrub-women, organ grinders, rag pickers and the like formed the bottom of the ladder, while machinists, pharmacists, opticians and others stood at the top. Classified by four head-

ings, they would show 39 per cent. of unskilled laborers; 39 per cent. skilled of low or high grade; 16 per cent. engaged in commercial pursuits, and 6 per cent. following miscellaneous and special occupations. It is interesting to note the distribution of occupations among the nationalities: all the boot-blacks, street cleaners, candy makers, organ grinders, musicians and bankers were Italians, and of the 37 men employed as dealers in fruit, candy or fish and in rag picking, all but two were Italians. All the waiters, nearly all the cooks and laundry workers, housemaids and scrubwomen were negroes. The proportion of unskilled workers was greatest among the Italians and smallest in the district of mixed nationalities. The sweat shop operators and garment finishers were confined entirely to the above two districts. Not any of the colored people were found engaged in such occupations.

The statement made of occupations shows that the families whose dwellings were inspected were of the working classes, who contribute their quota to the income of society and have a right to expect some consideration in return, and were not the idle and the vicious. Only seven heads of families had no occupations; all but one of these were said to live upon independent means, or to be supported by children not living with them. This one exception was an aged woman dependent upon charitable aid. The head of one family, from information given, was undoubtedly a card sharper. The others, so far as could be determined from evidence gathered in the investigation, followed useful vocations.

Work  
Carried On  
Within  
Apartments

The worst form of the sweating evil, where the crowded living rooms of a family are used as a workshop, not only for the members of the household, but for outsiders as well, was found only once, that being in a tailor shop in the Italian district. In 63 other cases, that is, in a little more than 7 per cent. of the total number of apartments, work of various kinds was carried on within the living rooms for outside custom, but by members of the families alone. The most common kind, but confined entirely to the colored district, and to the individual house, was laundry work. Next, and in this case found only among the Italians, came rag picking; dress making and tailoring, cobbling and cigar making, fish cake making, herb brewing, plain sewing, scissors sharpening and umbrella mending were the other trades found carried on in apartments.

It may be mentioned in this connection that the general public should be better informed as to the condition of the places in which

candy and fruit peddlers, vegetable hucksters and other venders of eatables keep their wares over night, unless some restriction is placed upon the storing of such articles in the dirty and unhealthy rooms in which the writer sometimes found them.

**Stores and  
Places of  
Business in  
the Houses  
Investigated.**

Many of the houses facing on the streets had shops on the first floor. In one or two cases there was a place of business of some kind on the second floor. Most of these were entirely inoffensive and without noteworthy features. A few exceptions may be remarked, however. A marionette theatre, crowded nightly, and with no restrictions against smoking, was on the first floor of a house occupied above by two families. Six bakeries in other houses also seemed a source of danger from fire. A dance hall occupied the whole of the top floor of one dwelling. Bad odors from the three fish stores found were much complained of by neighboring tenants.

A fact worth comment is, that in the blocks investigated in the Italian quarter, six banks were found and only two saloons in a total of 180 houses. In all the 565 houses inspected in the three districts only one saloon was found. The other mentioned above was in a hotel found in the block, but not included in the inspection as not being within the scope of the inquiry. The total number of places of business in the three districts was 149.

**Rents.**

There was difficulty in ascertaining the separate rental of the living quarters of some of the families visited. After excluding all cases in which the rent was not known, or where the exact amount paid for the living rooms of the individual family was doubtful, definite statistics remained for 273 families in separate apartments in houses for more than one family and 372 families in one-family dwellings. In a number of instances the families rented shops with their apartments, and were unable to give a clear account of the amount paid for each. Two houses were filled with so many lodgers that after investigation it seemed only fair to class them as hotels and not include them in computing the average rents paid by families. Moreover, fifty-six cases of subletting were found, where one family leased the whole house, or all the living rooms in the house, occupied one apartment and sublet the others to families keeping house independently. Under such circumstances it would not seem to give a true view of the case to take the entire amount paid by the lessee as the rent of one family, nor would it appear just to take only the very small sum, sometimes nothing at all, which remained, if from this amount was deducted that paid by the subtenants.

The first class paid on an average \$5.63 per month for rent, the second \$10.36, nearly twice as much. Although the total amount per family is much larger in the one-family houses, the rent per room is smaller. The average was \$3.12 a month per room in the multiple dwellings, and \$2.48 in the one-family buildings. The reason for this difference is in the fact that many of the single family houses are rear buildings with small rooms and without water in the house or conveniences of any kind, while the buildings having two or more families are usually on the street, have larger rooms and are better fitted up. The higher rent per apartment in the one-family house is, of course, accounted for by the greater number of rooms occupied by a family in such a building.

High rents and over-crowding act and react upon each other. In the crowded sections where there is great demand for apartments, landlords can charge high rents in proportion to those paid for the same accommodations elsewhere, and the tenants to meet these take in lodgers, or squeeze themselves into as small a space as possible.

## V. REMEDIAL ACTION

**Existing and  
Suggested  
Legislation.**

A study of the laws and ordinances to control and ameliorate such conditions as have been described in the foregoing pages, brings out strongly the fact that additional measures are needed and that even where good laws exist the means of enforcement are inadequate.

The Act of June 7th, 1895, ensures to Philadelphia, when new tenement houses are built, well-equipped, well-lighted dwellings. It provides also that after its passage, houses avowedly altered into tenement houses shall comply with certain provisions. It does not affect houses built or altered for tenement use before its passage, nor the large number of old houses which without alteration are now used for three or more families.

When alterations requiring building permits are made, the law may be evaded by the filing of an affidavit by the owner that the house will be occupied by two families only. The Bureau of Building Inspection has neither authority nor an adequate force of inspectors to maintain supervision after alterations are approved, and buildings altered under such affidavits are frequently rented later as tenement houses in violation of the law.

The Act of July 12th, 1897, relating to fire escapes, requires ample protection for all tenement houses, three or more stories in height. Here again the law is frequently set aside because of the fact that, as there is no registration of these houses, the Building Department, with its force of twelve inspectors for all branches of its work, cannot keep so careful a watch over the dwellings in the congested districts as to learn at once when houses occupied by one or two families become tenement houses and should be equipped according to the law.

To strengthen and supplement these laws for the protection of tenement dwellers, the most urgent need is a system of licensing and registration of tenement houses, followed by periodic inspection by the Bureau of Health. Violations of the building laws found in these inspections should then be reported to the Bureau of Building Inspection.

For houses not built for, but adapted to, tenement purposes, regulations should be enacted in regard to overcrowding, adequate water supply and toilet accommodations, light and ventilation. For all tenement houses better requirements as to cleanliness and sanitation

are needed. Also, the use of cellars and basements for sleeping purposes should be prohibited, as well as the keeping and slaughtering of animals on the premises and the handling and storage of rags and waste.

For court and alley houses many of the same needs are felt. The law no longer permits the erection of small houses on the rear of the house lots, but for the great numbers which in the past were thus crowded in, and for the many court and alley houses already erected, no special laws exist. For these, regular sanitary inspection would be of untold value. The number of toilet and water supply fixtures should correspond in proper ratio to the numbers of families and a fair standard of cleanliness and repair should be maintained.

Besides these measures, affecting special classes of houses, the passage of ordinances to abolish the use of privy wells and to require underground drainage, where sewer connection can be made, is strongly advocated. Such conditions are forbidden in new buildings, but where already in existence are allowed to continue even in the most crowded sections where there are sewers in every street.

The need is urged also of ordinances providing for individual water supply fixtures and toilet accommodations for all dwellings for one and two families and to regulate the keeping and slaughtering of animals within the city limits.

A handbook of all health laws, ordinances and regulations, on the order of the excellent pamphlet recently issued by the Bureau of Health, containing the new rules and regulations governing house drainage, ventilation, and cesspools, would be invaluable to those interested in sanitary questions and should have an educational influence on landlords, agents and tenants.

The measures proposed are urged with a full realization of the fact that laws are of no avail without an intelligent public opinion to back them. In Philadelphia as elsewhere the two greatest obstacles in the way of securing improvements are ignorance and indifference :—ignorance on the part of both landlords and tenants as to fundamental sanitary principles and as to the laws of the city ; indifference as well as ignorance of the absentee owners as to the conditions of their properties ; and a general indifference on the part of the public to the dangerously unhealthful conditions which actually exist.

Permanent, systematic and intelligent work is needed. A sporadic effort which would place laws on the statute books, but make no attempt to secure their enforcement, would be useless. Workers are needed who will accurately inform themselves of conditions and join in



definite, practical effort for their amelioration, by supporting more advanced legislation, by reporting to the city authorities violations of existing laws and ordinances, by improving directly the condition of houses of which the control can be secured, by helping to raise the standards of the tenants and by informing tenants of their rights and duties in relation to the houses they occupy.

DISTRICT	Number of Houses Inspected	Frost Houses
Italian . . . . .	167	94
Mixed Nationalities . . . . .	179	67
Negro . . . . .	219	169
Totals . . . . .	565	330

TABLE 1.

DISTRICT	Number of Rooms Inspected	Light in Rooms	
		Good	Partly
Italian . . . . .	935	893	39
Mixed Nationalities . . . . .	825	795	30
Negro . . . . .	1117	1064	53
Totals . . . . .	2867	2752	115

TABLE 2.

DISTRICT	Average Number to a Room			
	Less than one	1 to 1.99	2 to 2.99	3 or more
Italian . . . . .	17	150	101	4
Mixed Nationalities . . . . .	28	111	82	2
Negro . . . . .	87	123	24	1
Totals . . . . .	132	384	207	7

TABLE 3.

UNIVERSITY OF MICHIGAN





DISTRICT	Total Toilets	Privies	Total
Italian . . . . .	218	70	288
Mixed Nationalities	172	99	271
Negro . . . . .	232	173	405
Totals . . .	622	342	964

TABLE 4.

DISTRICT	W. C. enclos'd	Per Cent enclos'd	Light
Italian . . . . .	65	43.92	19
Mixed Nationalities	42	57.53	4
Negro . . . . .	32	54.24	7
Totals . . .	139	49.64 Average	30

TABLE 5.



TABLE 6.



TABLE 7.

DISTRICT
Italian . . . . .
Mixed Nationalities . . . . .
Negro . . . . .
Totals . . . . .



TABLE 8.

DISTRICT
Italian . . . . .
Mixed Nationalities . . . . .
Negro . . . . .
Totals . . . . .

TABLE 9.



TABLE 10.—BATHS.

DISTRICT	Total No.	Condition of Repair			PLUMBING				
		Good	Fair	Bad	Not Sewer Connected	Sewer Connected			Waste Pipe Not Accessible
						Trapped not Vented	Connected with Rain Leader Trap	Not Trapp'd	
Italian	17	10	3	4	4	6	1	1	5
Mixed Nationalities	19	8	4	7	12	2	1	2	2
Negro	45	38	1	6	28	9	5	1	2
Totals	81	56	8	17	44	17	7	4	9

TABLE 11.—RAIN CONDUCTORS.

DISTRICT	Total Number of Conductors	Repair			MODE OF DISCHARGE				USED AS WASTE PIPE		
		Good	Fair	Bad	Sewer Connected	Over Sewer Connected Drain	Surface Ground	Under-ground Connection with Privy	Used as Waste Pipe from Sink or Sink and Bath	Used as Waste Pipe from Bath Only	Not Used as Waste Pipe
Italian	159	108	10	32	93	2	63	1	6	2	151
Mixed Nationalities	181	130	28	23	118		63		13	7	161
Negro	219	170	25	24	161	5	53			11	208
Totals	559	408	72	79	372	7	179	1	19	20	520

DIV. OF  
 HEALTH



DISTRICT	Total Houses
Italian . . . . .	167
Mixed Nationalities	179
Negro . . . . .	219
Totals . . . . .	565

TABLE 12.

DISTRICT	Storage
Italian . . . . .	143
Mixed Nationalities	168
Negro . . . . .	208
Totals . . . . .	519

TABLE 13.



TABLE 14.



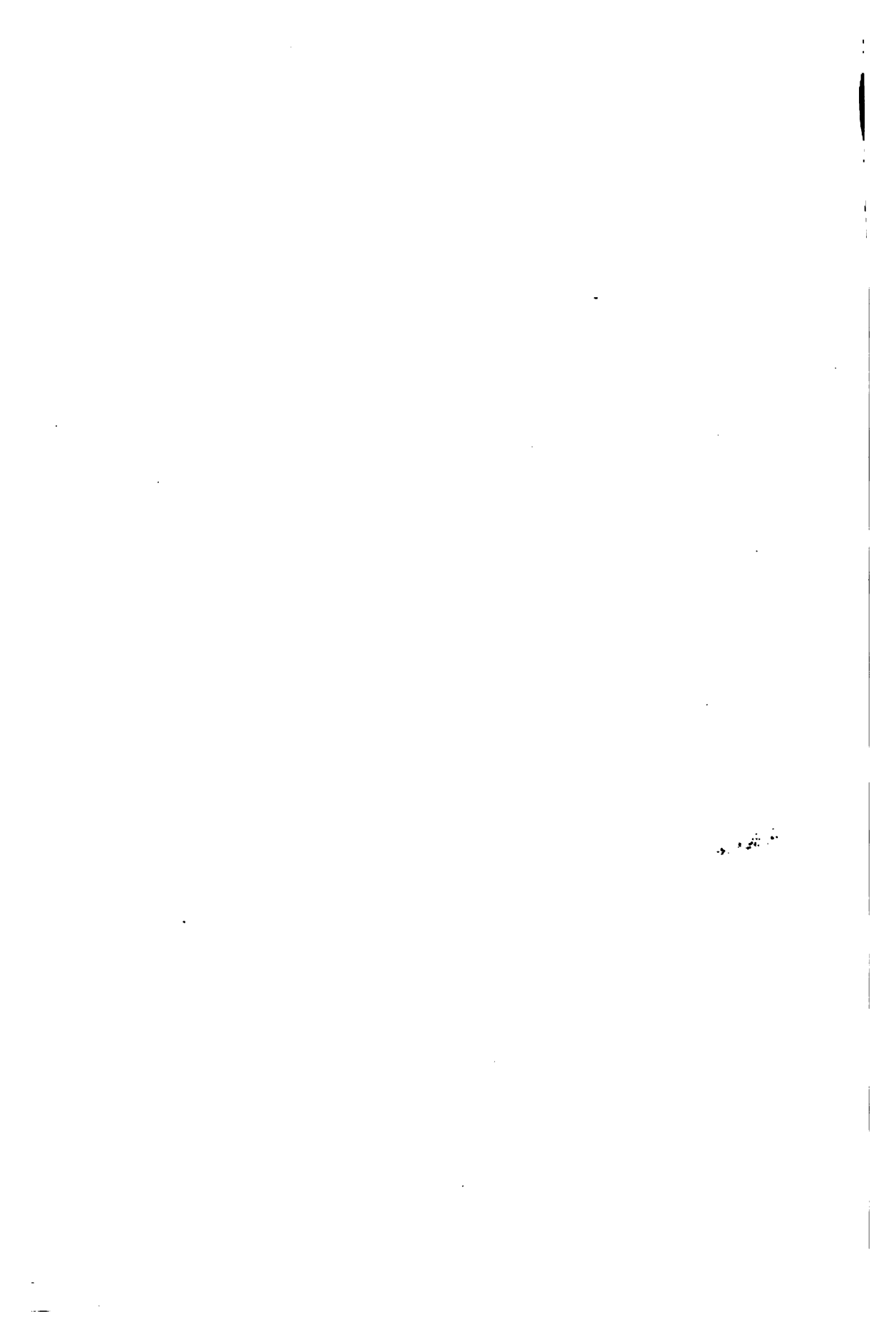


TABLE 15.—GARBAGE RECEPTACLES.

DISTRICT	Total Recep- tacles	MATERIAL		LOCATION				
		Metal	Wood	On Street or Alley	In Yard, Court or Stable	In Cellar	On Roof	In Room or Hall
Italian . . . . .	237	66	171	9	148	18	2	60
Mixed Nationalities . . . . .	158	100	58	5	94	16	1	42
Negro . . . . .	215	151	64	7	200	1	1	6
Totals . . . . .	610	317	293	21	442	35	4	108

TABLE 16.—ASH RECEPTACLES.

DISTRICT	Total	MATERIAL		LOCATION				
		Metal	Wood	On Street or Alley	In Yard, Court or Stable	In Cellar	On Roof	In Room or Hall
Italian . . . . .	279	60	219	8	165	30	2	74
Mixed Nationalities . . . . .	282	42	240	17	188	40	5	32
Negro . . . . .	305	39	266	6	280	9	2	8
Totals . . . . .	866	141	725	31	633	79	9	114

U.S. DEPT. OF AGRICULTURE

TABLE 17.—SIDEWALKS.

DISTRICT	Total	MATERIAL			REPAIR		
		Brick	Brick and Flagging, Concrete or Asphalt	Flagging, Concrete or Asphalt	Good	Fair	Bad
Italian . . . . .	167	137	5	25	117	42	8
Mixed Nationalities . . . . .	179	168	5	6	141	32	6
Negro . . . . .	219	201	8	10	193	21	5
Totals . . . . .	565	506	18	41	451	95	19



DISTRICT	Cellar St	
	Clean	Dirty
Italian . . . . .	28	102
Mixed Nationalities	76	83
Negro . . . . .	135	73
Totals . . . .	239	257

TABLE 18.

DISTRICT	Total Halls and Stairs	Ad
		From Street or Alley
Italian . . . . .	165	7
Mixed Nationalities	179	7
Negro . . . . .	219	10
Totals . . . .	563	

TABLE 19.

DISTRICT	Cellar St	
	Good	Fair
Italian . . . . .	42	59
Mixed Nationalities	89	70
Negro . . . . .	140	59
Totals . . . .	271	188

TABLE 20.—TABLE 21.

DISTRICT	Total	Earth	
		Earth	Earth and Buildings
Italian . . . . .	118	2	
Mixed Nationalities	121	2	
Negro . . . . .	198	2	
Totals . . . .	437	4	

TABLE 22.



TABLE 23.—NATIVITY OF HEADS OF FAMILIES.

NATIVITY	First District	Second District	Third District	All Districts
Italian . . . . .	358			358
American . . . . .	2	30	226	258
Russian . . . . .	4	98	1	103
Austro-Hungarian . . . . .		38		38
German . . . . .	1	31		32
Irish . . . . .		25	7	32
Polish . . . . .		9	1	10
English . . . . .		1	2	3
Lithuanian . . . . .		2		2
Roumanian . . . . .		2		2
Bohemian, Bulgarian, East Indian, Finn, Swiss, } One each . . . . .	1	3	1	5
Totals . . . . .	366	239	238	843

RACE OF HEADS OF FAMILIES.

RACE	First District	Second District	Third District	All Districts
White, non-Jewish . . . . .	361	133	33	527
White, Jewish . . . . .	5	106	3	114
Colored . . . . .			202	202
Totals . . . . .	366	239	238	843

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TABLE 24.—OCCUPATIONS OF HEADS OF FAMILIES.

OCCUPATIONS	First District	Second District	Third District	All Districts
<i>Commercial.</i>				
Shopkeepers	34	14	8	56
Peddlers and venders	15	13	1	29
Confectioners and restaurant and oyster saloon keepers	1		8	9
Salesmen and saleswomen	3	3	2	8
Fruit, candy and fish stand keepers	6	1		7
Bartenders	4	2		6
Bankers	5			5
Dairymen			3	3
Druggists	2		1	3
Newsdealers	1		2	3
Commission merchants	2			2
Junk men	1		1	2
Horse dealers		1		1
Totals Commercial	74	34	26	134
<i>Unskilled.</i>				
Laborers	93	6	30	149
Unskilled employes in factories and stores	15	5	5	25
Ragmen and ragpickers	28		1	29
Teamsters and expressmen	1	12	11	24
Housemaids and scrubwomen	3	1	10	14
Street cleaners	11			11
Janitors, watchmen and doorkeepers	2	1	3	6
Stevedores		1	6	7
Bootblacks	5			5
Porters			5	5
Office boys and freight loaders			2	2
Totals Unskilled	158	73	95	326
<i>Skilled.</i>				
Dressmakers and tailors	24	15	6	45
Barbers and hair dressers	14	2	8	24
Leather workers		22		22
Laundrymen and laundresses	3	3	13	19
Walters			19	19
Bakers and macaroni makers	7	10		17
Carpenters and cabinetmakers	7	5	5	17
Cooks	1	1	15	17
Sweatshop operators and garment finishers	2	14		16
Cobblers and shoemakers	11	3		14
Cigar makers	5	3	1	9
Hat makers	6	3		9
Stone masons and stone cutters	7		2	9
Engineers and firemen		4	3	7
Blacksmiths	2	4		6
Coachmen, grooms and livery stable helpers	2	1	3	6
Painters, varnishers, and whitewashers	2	1	2	5
Bricklayers	3	1		4
Candy makers	4			4
Plasterers			4	4
Upholsterers and chair caners	3		1	4
Brass and coppersmiths		3		3
Machinists		2	1	3
Picture framers		1	2	3
Tinsmiths		3		3
Elevator operators flower makers, opticians, marble polishers, nurses, plumbers, rat trap makers, receivers at wharf, scissors sharpeners, seamstresses, umbrella workers, wire workers	5	11	8	24
Annealer in mint, architect, asphalter, bookfolder, broommaker, chauffeur, flower pot worker, galvanizer, gardener, glazier, linesman, locksmith, passmenterie worker, masseur, sailor, sewing machine operator, silk warper, steam fitter, stenographer, stock-keeper	1	8	11	20
Totals Skilled	109	120	104	333





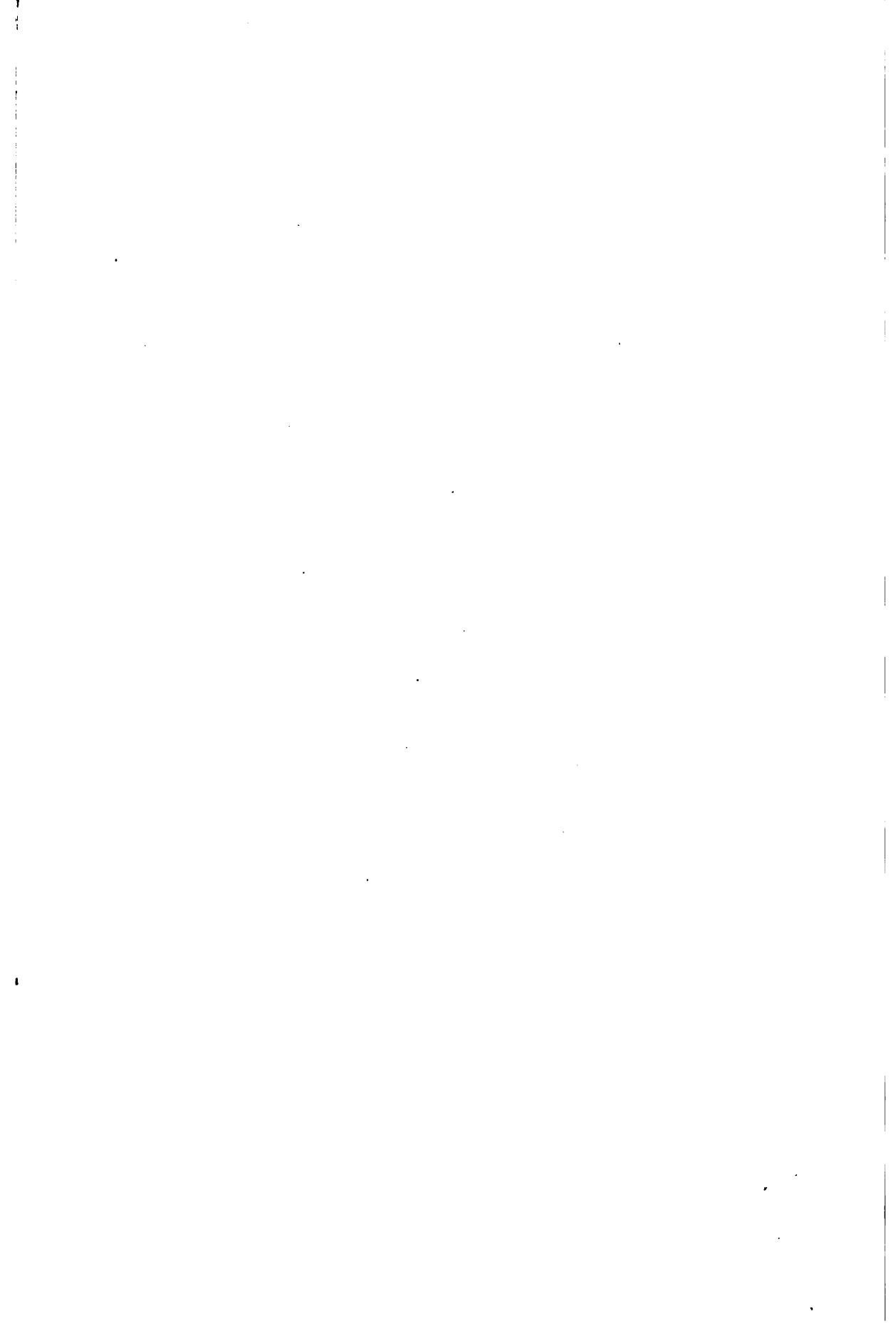


TABLE 24.—Continued.

OCCUPATIONS	First District	Second District	Third District	All Districts
<i>Miscellaneous and Special.</i>				
Musicians . . . . .	8			8
Police men and special officers . . . . .	2	2	2	6
Lodging house keepers . . . . .	1	2	1	4
Contractors and foremen . . . . .	1	2		3
Landlords and real estate agents . . . . .	1		2	3
Organ grinders . . . . .	3			3
Ministers and rabbis . . . . .		1	2	3
Clerks . . . . .	1		1	2
Assistant superintendent, baby farm, card sharper, custodian of deeds, doctor, insurance agent, pool room keeper, solicitor, teacher, ticket agent, matron at bath house. } One each . . . . .	4	3	4	11
Supported by independent means or by their children . . . . .	4	1	1	6
Supported by charity . . . . .		1		1
Totals Miscellaneous and special . . . . .	25	12	13	50

## WORK CARRIED ON WITHIN THE APARTMENTS.

KIND OF WORK	First District	Second District	Third District	All Districts
Laundry work . . . . .			28	28
Rag picking . . . . .	15			15
Dressmaking and tailoring . . . . .	5	1	3	9
Cobbling . . . . .	5	1		6
Cigar making, fish cake making, herb brewing, plain sewing, scissors sharpening, umbrella mending. } One each . . . . .	3	1	2	6
Totals . . . . .	28	3	33	64

## SHOPS AND OTHER PLACES OF BUSINESS IN HOUSES.

BUSINESS	First District	Second District	Third District	All Districts
Grocery stores . . . . .	12	10	6	28
Barbers' shops . . . . .	6		7	13
Restaurants and oyster saloons . . . . .	3	1	6	10
Cobblers' shops . . . . .	8		1	9
Cigar stores . . . . .	3		4	7
Tailors' shops . . . . .	3	1	3	7
Bakeries . . . . .	3	2	1	6
Banks . . . . .	6			6
Butchers' shops . . . . .	4	1		5
Dairies . . . . .	1	2	2	5
Drug stores . . . . .	3		1	4
Dry goods and clothing stores . . . . .	3		1	4
Dry goods and hardware stores . . . . .	4			4
Doctors' offices . . . . .	3			3
Candy shops . . . . .	2		1	3
Fish stores . . . . .	3			3
Junk and rag stores . . . . .		3		3
Farm produce stores . . . . .		2		2
Laundries . . . . .	1		1	2
Pool rooms . . . . .	2			2
Upholstery and chair caning . . . . .			2	2
Bootblack, carpenter, fruit shop, employment agency, express office, furniture, hardware, coal and wood, insurance, confectioner, land agent, massage, newsstand, painter, plumber, saloon, shoes, soup-kitchen, theatre, umbrella mending, dance hall. } . . . . .	11		10	21
Totals . . . . .	81	22	46	149



TABLE 25.—RENT STATISTICS.

	First District	Second District	Third District	All Districts
Families renting single family houses, shop not included in rent . . . . .	76	139	157	372
Families renting separate apartments in houses for more than one family . . . . .	182	64	27	273
Sub-landlords of entire houses, occupying one apartment and subletting others . . . . .	26	21	9	56
Families renting living rooms with shops, unable to give separate account of each . . . . .	15	9	29	53
Resident owners . . . . .	34	3	14	51
Janitors or relatives of owners or sub-landlords occupying houses or apartments rent free . . . . .	18			18
Hotels . . . . .			2	2
Not ascertained . . . . .	15	3		18
Totals . . . . .	366	239	238	843

1914, Q4



## HOUSE CARD

STREET Dawling No. 12 WARD 2 DIST. 1 DATE 10/24/41 INVESTIGATOR R. W. Dinwiddie

BUILDING	Wood Brick Stone	STORIES: No. <u>3</u>	Base.	Cellar	FT. FRONT	APTS. PER FLOOR: C. B. <u>1 2 3 4 5 6</u>	BUILT FOR TEN.	REPAIR: G. F. B.
SIDEWALK	Earth Brick	Flagging	REPAIR: G. F. B.	CLEANLINESS: C. D. F.	FIRE ESCAPES	None	No. on street	Yard Alley Court
YARD	None	Earth Brick	Cobble	Flagging	Concrete	Asphalt	Paving defective	DRAINAGE: Sewer Surface Adeq'te
HYDRANT	W. SUPPLY: A. F. N.	CLEAN: C. D. F.	Free	Obstructed	ANIMALS ON PREMISES	None	No. KIND	WHERE KEPT NUISANCE
YARD TOILET ACCOMMODATIONS	None	No. compls.	No. seats	No. FAMILIES USED BY: In bldg.	In other bldgs.	COMPTS.	CLEANLINESS: C. D. F.	REPAIR: G. F. B.
WATER CLOSETS	None	No. CLEANLINESS: C. D. F.	REPAIR: G. F. B.	FLUSH: Valve Tank Adeq'te	Enclosed	Trapped	Free	Obstructed Frozen in winter
HOPPER PIT	Provided with trap door	CLEANLINESS: C. D. F.	RUBBISH: Free	Some Much	DAMPNESS: Dry	Damp	Wet	Water
PRIVIES	None	No. seats	No. compls	Party Separate	Brick	Stone	Tight	Leaching How full? Nuisance
SEWER CONNECTED:	FLUSH: Rain leader	Hydrant drain	Water service pipe	None	LOCATION	CONDITION		
GARBAGE RECEPTACLES	No. Metal Wood	Where kept	Emptied how often	Nuisance	ASH RECEPTACLES	2	1	1
LOWEST FLOOR	Cellar	Base.	ACCESS: From street	Yard	Interior of house	USE: Business	Storage	Dwelling
LIGHT: L. G. D.	Earth Wood	Brick	Cobble	Flagging	Concrete	Asphalt	REPAIR: G. F. B.	CLEANLINESS: C. D. F.
DAMPNESS: Dry	Damp	Wet	Water	WALLS	White washed or painted	CLEANLINESS: C. D. F.	White washed or painted	CLEANLINESS: C. D. F.
CELLAR OR BASE.	LIVING ROOMS	None	No. Height	Av. height above curb or ground	AREA: Along entire width of rooms	Drained		
VERTICAL PLUMBING LINES IN CELLAR	Covered or Exposed	Material	Diam.	Openings	HOUSE DRAIN	Exposed	Covered	Iron Earthenware
SOIL					Patched	Sound	Free openings noted	LINE: G. F. B. GRADE: G. F. B.
WASTE					HOUSE TRAP	None	LOCATION	Accessible Covered
					FRESH AIR INLET	None	ENDS WHERE	Free Choked

WATER CLOSETS	✓	None No. CLEAN : C. D. F. REPAIR: G. F. B. TYPE: Long hopper Short hopper Washout Offset washout Washdown Pan Enclosed Tr'p'd Vented
PLUSH: Valve Tank Adeq'te		W. G. COMETS.
SINKS	✓	None CLEANLINESS: C. D. F. LIGHT: L. G. D. VENTILATION: Outer air Vent shaft Open cellar None REPAIR: G. F. B.
		None No. MATERIAL Enclosed Trapped Vented CLEANLINESS: C. D. F. REPAIR: G. F. B.

[illegible]

STORES	No.	LOCATION	KIND	Danger from fire Nuisance	JANITOR OR OWNER ON PREMISES
		Cellar	Bakery		not
	None	1st floor			
Photograph any part of premises desirable					
Houses in bad repair. Roof and walls leak, yard filthy & covered with rubbish - yard drainage defective.					
REMARKS here. I toilet room for 5 families & employees is filthy. Seat fallen in. Carpet very foul.					
Abbreviations: C-Clean; D-Dirty; F-Filthy; G-Good; P-Fair; B-Bad; L-Light; G-Gloomy; D-Dark; A-Adequate; F-Fly; N-None.					
toilet filthy; on 2d & 3d floors in bad repair: 1 sink discharge into another; 2 sewer-connected sinks untreated.					

